

Hooper

NAYLOR FRIEND

RAWORTH HOUSE • 36 SYDENHAM ROAD • CROYDON CR0 2EF
TEL 020 8766 0123 • FAX 020 8761 6472
EMAIL info@hoopernaylorfriend.co.uk

WELL POSITIONED SHOP **TO LET**

LOCATED IN A POPULAR PARADE VERY CLOSE TO STREATHAM COMMON RAILWAY STATION AND AVAILABLE UNDER A NEW LEASE

11 GREYHOUND LANE STREATHAM **LONDON SW16 5NP**

LOCATION

The property is situated fronting Greyhound Lane close to Streatham Common railway station and forming part of a popular secondary parade. The property benefits from a fair degree of pedestrian flow around the rush hour periods and there is a good deal of passing vehicular traffic as Greyhound Lane forms part of a relatively busy cut-through. The property shares the vicinity with mainly secondary trades but there is a sub Post Office in the parade which increases nearby foot-flow. The surrounding area is an extremely densely populated residential catchment which the parade is able to service.



DESCRIPTION

The property comprises a ground floor lock up shop most recently used as a coffee shop but considered suitable for a variety of trades. The property has a traditional timber shop front with stained glass panels at the very top, reasonably high ceilings and an outside WC off a small yard area.

ACCOMMODATION

Gross Frontage	5.05m	16'6
Internal Width	4.05m	13'3 narrowing to 3.32m (10'9) after 4.78m (15'7)
Maximum Shop Depth	8.29m	27'2
Sales Area (currently Partitioned)	30m²	330 ft² (approx)
Small Yard	3.71m²	40 ft² (approx)
External WC		

Figures relating to accommodation are approximate and rounded up for the purposes of guidance, they should not be relied upon and potential purchasers/occupiers are recommended to have a measured survey undertaken prior to making an offer.

TENURE

The property is offered by way of a new lease on full repairing and insuring terms, the length of which is to be negotiated.

USE/PLANNING

We understand the property currently falls within Class A1 (General Retail) of the current Use Classes Order and would suit a variety of trades. Prospective purchasers/tenants are advised to make their own enquiries of the local Planning Authority concerning existing and potential changes of use prior to offer.

RENT

An initial rent of **£8,600 (eight thousand six hundred pounds)** per annum exclusive is sought.

V.A.T.

All rental and capital figures quoted within these details are exclusive of V.A.T. unless otherwise stated.

SUBJECT TO CONTRACT

Messrs HOOPER NAYLOR FRIEND for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. 2) no person in the employment of Messrs HOOPER NAYLOR FRIEND has any authority to make or give any representative warranty whatever in relation to this property.