



## **GOOD SIZE SHOP WITH SMALL BASEMENT TO LET**

LOCATED IN THE CENTRE OF SOUTH NORWOOD HIGH STREET CLOSE TO NATWEST BANK, GREGGS AND OPPOSITE TOWNENDS AND MORLEYS AVAILABLE UNDER A NEW LEASE WITH NO PREMIUM

### **79 HIGH STREET, SOUTH NORWOOD, LONDON SE25 6EA**

#### **LOCATION**

The property is situated in the centre of South Norwood High Street set amongst a mixture of multiple and more secondary traders. South Norwood High Street is somewhat of a link road and the property benefits from a good deal of passing vehicular traffic including bus routes and a fair amount of pedestrian flow generated by nearby traders and the property's proximity to multiples such as NatWest, Greggs etc. Norwood Junction station is within a short walk and there are short term parking bays available at the rear of the unit on a pay and display basis.

**PHOTOGRAPH GOES HERE – GO TO NEXT PAGE**

## **DESCRIPTION**

The property comprises a ground floor shop with basement beneath in a parade of similar units. The property has electric security shuttering, rear fire exit and WCs in the basement. The property has been most recently used by a hairdresser and beauty therapist but is considered for a variety of trades.

## **ACCOMMODATION**

|                |                     |                                 |
|----------------|---------------------|---------------------------------|
| Gross Frontage | 4.87m               | 16'                             |
| Internal Width | 4.60m               | 15'10                           |
| Shop Depth     | 13.74m              | 45'1                            |
| Sales Area     | 685 ft <sup>2</sup> | (63.63m <sup>2</sup> ) (approx) |
| Basement       | 120 ft <sup>2</sup> | (11.15m <sup>2</sup> ) (approx) |
| WC             |                     |                                 |

Figures relating to accommodation are approximate and rounded up for the purposes of guidance, they should not be relied upon and potential 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 Town and Country (Use Classes) Order and would suit a variety of trades. Prospective 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 **£12,000 (twelve thousand 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.