

Hooper



NAYLOR FRIEND

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GROUND FLOOR LOCK-UP SHOP **TO LET**

A3 USE GRANTED

LOCATED ON A BUSY HIGH STREET OFFERING A NEW LEASE

44 HIGH STREET SIDCUP **KENT DA14 6EH**

LOCATION

The property is situated in a prominent position within an established parade of shops surrounded by such multiples including Woolworths, Abbey National, Somerfield, Specsavers and many more. There is also a pedestrian crossing directly outside the premises.



DESCRIPTION

The property comprises a ground floor lock-up shop and has storage space and a kitchen area. There are also two WC's which benefit from disabled use. The storage space at the rear of the building backs onto a small yard that is mainly used for access to the self-contained premises above. The shop area is fairly large and well kept. The rear of this shop area is currently used as a seating area and is raised and is accessed by three steps. The property has a timber shop front and tiled floors throughout the shop area. There are also spotlights throughout the front of the shop.

ACCOMMODATION

Gross Frontage	5.63m	18'5
Internal Width	4.38m	14'4 widening to 21' (6.40m) after a depth of 16'3 (4.96m) then widening further to 26'5(8.07m) after a further 7'7 (2.34m)
Shop Depth	10.82m	35'5
Sales Area	63.17m²	680 ft² (approx)
Kitchen	8.45m²	91 ft² (approx)
Storage	4.36m²	47 ft² (approx)
Internal WC's		

Figures relating to accommodation are approximate and rounded down 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 A3 (Catering) of the Current Town and Country (Use Classes) Order. 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 **£14,000 (fourteen 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.