

Hooper

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LOCK UP SHOP TO LET/ LONG LEASE FOR SALE

LOCATED IN A SECONDARY POSITION AND AVAILABLE EITHER UNDER A COMMERCIAL LEASE OR A LONG LEASE AND SUITABLE FOR A VARIETY OF USES

29 HIGH STREET SOUTH NORWOOD LONDON SE25 6HA

LOCATION

The property is situated with a frontage to High Street South Norwood close to its junction with South Norwood Hill/Portland Road within the section leading to Elmers End. The property benefits from vast quantities of passing vehicular traffic and an amount of pedestrian flow generated by nearby retailers, leisure facilities and the Harris Academy. South Norwood is a densely populated residential catchment which the unit would be able to service.



DESCRIPTION

The property comprises a ground floor lock-up shop slightly raised from the pavement most recently used for computer sales and repairs. The property has an internal WC, security shuttering across the frontage and would suit a variety of trades.

ACCOMMODATION

Gross Frontage	4.887m	16' (approx)
Internal Width	3.29m	10'8 narrowing to 4'(1.21) after 7.58m (24'9) (approx)
Maximum Shop Depth	9.93m	32'6 (approx)
Sales Area	27.4m²	295 ft² (approx)
Internal WC		
Shared Garden Area		

Figures relating to accommodation are approximate and rounded down 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. Alternatively, the property is available for sale by way of a long leasehold interest for a term of 125 years at a peppercorn ground rent.

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 purchasers/occupiers 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 **£8,000 (eight thousand pounds)** per annum exclusive is sought.

PRICE

In the event of a long leasehold sale, offers in the region of **£85,000 (eighty five thousand pounds)** are 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.