

Hooper

NAYLOR FRIEND

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

SHOP AND STORE **TO LET**

LOCATED IN A GOOD SECONDARY POSITION FRONTING THORNTON HEATH HIGH STREET AVAILABLE UNDER A NEW LEASE

50 HIGH STREET **THORNTON HEATH SURREY CR7 8LF**

LOCATION

The property is situated with a frontage to Thornton Heath High Street broadly in the centre of the trading location. The property benefits from a good deal of passing vehicular traffic which is particularly heavy during the rush hour periods and a fair amount of pedestrian flow generated by nearby retailers including multiples such as Shoe Zone, which is immediately opposite. There are short term parking bays all along the High Street which offer half an hour free parking and thereafter pay and display. This encourages quick stop trade to the High Street in general. The property is just a short distance from the main leisure centre for the area which enhances activity in the wider catchment. The surrounding catchment provides a densely populated residential area.



DESCRIPTION

The property comprises a ground floor lock up shop most recently used as a hairdressing and beauty salon. The property is slightly irregular in shape and currently contains partitions which break the trading floor up but should these be removed, clear floor space is available. There are overboarded windows to the rear which, if opened, would ensure that the shop has greater than average natural light. At the very rear is a store/beauty room, internal WC and staff room/kitchenette.

ACCOMMODATION

Gross Frontage	4.57m	15'
Internal Width	3.87m	12'7" narrowing to 2.92m (9'6") after 7.86m (25'8")
Maximum Shop Depth	13.71m	45'
Sales Area	46.91m ²	505 ft ² (approx)
Rear Room	6.03m ²	65 ft ² (approx)
Kitchen	6.96m ²	75 ft ² (approx)
Internal 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 **£13,000 (thirteen 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.