

Hooper

NAYLOR FRIEND

GOOD SIZE PARTLY COVERED
ROADSIDE YARD
TO LET

FRONTING A BUSY CUT-THROUGH AND AVAILABLE UNDER A NEW LEASE

7 HINTON ROAD, LONDON SE24 0HJ

LOCATION

The property is situated with gate access to Hinton Road close to the railway bridge and with a vehicular crossover. Hinton Road is a link between Coldharbour Lane and Milkwood Road and the property is easily accessible to surrounding areas including overground rail access at Loughborough Junction station and numerous bus routes servicing the area particularly on Coldharbour Lane. The property is a relatively short distance from central Brixton and the property is well positioned for servicing surrounding areas.



DESCRIPTION

The property comprises an open yard most recently used by a catering equipment business but considered suitable for a variety of trades. The property has fencing to three elevations and a frontage to Hinton Road and the yard is made up and a good proportion of it is covered with a makeshift covering. There is mains drainage on site and a WC and the site was formerly serviced by mains power. The property is considered suitable for a variety of uses including vehicle storage, scaffolding yard, architectural salvage or other similar businesses that would benefit from open yard space of a convenient size.

ACCOMMODATION

Total Yard Space **313.53m²** **3,375 ft² (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.



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.

TENURE

The property is offered by way of a new lease, the length of which is to be negotiated.

USE/PLANNING

We understand the property was most recently used for catering equipment sales but is an open yard considered suitable for a variety of businesses. 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 **£15,000 (fifteen thousand pounds)** per annum exclusive is sought. It should be noted that rents will be payable monthly and the landlords require payment by standing order. A rent deposit will be required by way of additional security.

V.A.T.

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

SUBJECT TO CONTRACT

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