

2 WATERSTONE HOUSE * 13 CENTRAL HILL * LONDON SE19 1BG
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FORMER CAFÉ **TO LET**

FRONTING KNIGHTS HILL AND SET BEHIND A GOOD USEABLE FORECOURT AND AVAILABLE UNDER A NEW LEASE

96 KNIGHTS HILL **WEST NORWOOD SE27 0JL**

LOCATION

The property is situated fronting Knights Hill, close to its junction with Ernest Avenue, between Crown Point and the centre of West Norwood. Knights Hill is a busy link road, one way at the point that the property is positioned, and the property benefits from a good deal of passing vehicular traffic and a fair amount of pedestrian flow generated by surrounding retailers and a densely populated residential community locally. The property is located directly opposite Kwik Fit and is also close to the main West Norwood bus garage.



DESCRIPTION

The property comprises a ground floor lock up premises, most recently occupied as a café/snack bar and set behind a deep split level forecourt. The property has an aluminium shop front secured with security shuttering, largely tiled floors and a part suspended ceiling. There is the remains of an extractor unit to the rear and an internal WC.



ACCOMMODATION

Frontage	16'6 (5.03m)
Internal Width	16'0 (4.87m)
Shop Depth	27'9 (8.46m)
Sales Area	425 ft ² (39.48m ²)
Forecourt	280 ft ² (26.01m ²)
Internal WC	
Double Garage at rear	302 ft ² (28.12m ²)

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.

USE/PLANNING

We understand the property currently falls within class A3 (for light cooking) of the Current Town and Country (Use Classes) Order granted in June of 1998. Hours of use permitted are 7.00 am to 5.00 pm Monday to Friday, 8.00 – 3.00 pm Saturdays.

RENT

An initial rent of **£8,500 (eight thousand, five hundred 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.