

Hooper

NAYLOR FRIEND

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FULLY EQUIPPED **CATERING PREMISES** **TO LET**

LOCATED IN A PROMINENT POSITION FRONTING LEWISHAM HIGH STREET WITH THE BENEFIT OF A RETURN FRONTAGE AND AVAILABLE UNDER A NEW LEASE

389 LEWISHAM HIGH STREET **LONDON SE13 6NZ**

LOCATION

The property is situated fronting Lewisham High Street virtually opposite Lewisham Hospital in a prominent secondary position. Lewisham High Street is a major thoroughfare and bus route linking Lewisham with Catford and the property benefits from vast quantities of passing vehicular traffic together with a good deal of pedestrian flow generated by nearby retailers, Lewisham Hospital itself and other facilities nearby including a mosque.



DESCRIPTION

The property comprises a corner position catering premises currently arranged as a seating area, a good sized counter area and rear kitchens. There are internal WC facilities. The property has a reasonably modern shop front with security shuttering, two entrance doors and is fully fitted internally for its current purpose.

ACCOMMODATION

Gross Frontage	5.21m	17'10
Return Frontage	6.94m	22'8
Internal Width	5.33m	17'5
Max Shop Depth	9.93m	32'6
Sales Area	49.70m²	535 ft²
Kitchens	22.29m²	240 ft²
Internal WC facilities		

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 A3 (Catering) of the current Use Classes Order and would suit 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.

PREMIUM

Offers in excess of **£20,000 (twenty thousand pounds)** for lease, fixtures, fittings and business.

RENT

An initial rent of **£18,000 (eighteen thousand pounds)** per annum exclusive is sought.

PREMIUM

Premium offers are sought for the benefit of all equipment, use and new lease.

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.

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