

Hooper

NAYLOR FRIEND

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SHOP/OFFICE **TO LET**

AVAILABLE UNDER A NEW LEASE AND FRONTING A BUSY THOROUGHFARE

1068 LONDON ROAD, THORNTON HEATH
SURREY CR7 7ND

LOCATION

The property is situated fronting London Road in Thornton Heath between Norbury and Thornton Heath Pond fronting the A23. The property forms part of a good local Parade with a few short term parking bays immediately in front which have the capacity to encourage quick stop trade. There are some multiples in the vicinity including a Tesco petrol filling station, HSBC Bank, Bet Fred bookmakers and Dallas takeaway. The majority of trades, however, are more local or specialist in nature.



DESCRIPTION

The property comprises ground floor shop fronted office most recently used by a solicitors' practice but previously an insurance company. The property has a traditional shop front and is being opened up to create open plan space with a small kitchenette to the rear. There is rear access and 1 car parking space.

ACCOMMODATION

Frontage	4.91m	16'11
Internal Width	5.15m	16'9 narrowing to 4.23m (13'9) after 6.27m (20'6)
Maximum Shop Depth	11.27m	37'
Sales Area	52.95m²	570 ft² (approx)
Internal WC		
Rear access and parking for 1 car		

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 for a term of 10 years.

USE/PLANNING

We understand the property currently falls within Class A2 (Retail/Office) of the current Town and Country (Use Classes) Order, and would suit a retail or retail/office use. 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

The current rent passing is **£11,000 (eleven thousand pounds)** per annum exclusive is sought. It should be noted that there is an outstanding rent review which has not been implemented by the landlords.

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.