

Hooper

NAYLOR FRIEND

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## **PROMINENT SHOP AND OFFICE** **TO LET**

LOCATED FRONTING THE A23 AND AVAILABLE UNDER A NEW LEASE WITH THE POSSIBILITY OF OFFICE USE

### **1583 LONDON ROAD NORBURY SW16**

### **LOCATION**

The property is situated fronting London Road close to its junction with Norbury Avenue virtually opposite Norbury Police Station. London Road forms part of the main A23 commuter route and the property benefits from considerable passing vehicular traffic together with some pedestrian flow generated by nearby retailers and other businesses and organisations. Norbury Station is within a short walk and there are numerous bus routes servicing the area generally. Although red routed London Road has numerous short term parking and loading bays and these are evident outside the subject property.



## **DESCRIPTION**

The property comprises a ground floor lock up shop fronted premises most recently used as an office. The property has a main sales area, rear private office, kitchen/staff room and access to the rear where parking for two cars is available. The property has an aluminium shop front, part suspended ceiling, central heating (not tested) and good natural light from the front and rear.

## **ACCOMMODATION**

<b>Gross Frontage</b>	<b>5.48m</b>	<b>18'</b>
<b>Internal Width</b>	<b>4.66m</b>	<b>15'3 narrowing to 3.84m (12'6) after 4.20m (13'8)</b>
<b>Shop Depth</b>	<b>8.71m</b>	<b>28'6</b>
<b>Sales Area</b>	<b>36.23m<sup>2</sup></b>	<b>390 ft<sup>2</sup> (approx)</b>
<b>Rear Office</b>	<b>12.54m<sup>2</sup></b>	<b>135 ft<sup>2</sup> (approx)</b>
<b>Kitchen</b>	<b>5.57m<sup>2</sup></b>	<b>60 ft<sup>2</sup> (approx)</b>

**Rear access to service road and potential for parking for one/two cars**  
**Outside WC**

**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 A2 (Retail/Office) of the Current Town and Country (Use Classes) Order and has most recently been used as an Insurance Office and Estate Agency. 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 **£12,000 (twelve 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.