

Hooper

NAYLOR FRIEND

PRE-LET OPPORTUNITY

WITH THE POTENTIAL OF UP TO 5,000 FT² OF RETAIL IN THE HEART OF NORBURY
AND AVAILABLE BY WAY OF FORWARD COMMITMENT SUBJECT TO PLANNING

1358-1370 LONDON ROAD, NORBURY
SW16 4DE

LOCATION

The property is to be situated in an established retail location in the heart of London Road in the main retailing area of Norbury. The property will have a large frontage to the A23 forming part of an established parade of multiple representation including Iceland and Pizza Hut. Other multiples nearby include William Hill, Papa John's Pizza, Paddy Power Bookmakers and some of the major banks. There is a pedestrian crossing virtually immediately outside the parade and this enhances pedestrian flow in the locality. The surrounding area is an extremely densely populated residential catchment which the property will be able to service.

PHOTOGRAPH GOES HERE – GO TO NEXT PAGE

DESCRIPTION

The property is to comprise a new build ground floor triple or quadruple fronted shop in the centre of a larger parade. The property will have very good frontage to London Road and rear access via a service yard for loading and unloading. The property is to be finished to shell and core on the ground floor ready for tenant's fit-out.

ACCOMMODATION

Total sales area available will be between 4,500-5,000 ft². There is to be rear servicing with vehicular access.

Artist's impressions and intended plans are available on request.

Figures relating to accommodation are approximate and rounded up 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 to be offered by way of a new lease on full repairing and insuring terms and we will initially be seeking an Agreement for Lease pending completion of the development. Ultimately the lease will be for approximately 20 years subject to 5 yearly upward only rent reviews.

USE/PLANNING

We understand the property will fall within Class A1 (General Retail) of the current Town and Country (Use Classes) Order. We believe the property will be suitable for a variety of trades.

RENT

An initial rent of **£90,000 (ninety thousand pounds)** per annum exclusive will be 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.