

Hooper

NAYLOR FRIEND

RAWORTH HOUSE • 36 SYDENHAM ROAD • CROYDON CR0 2EF
TEL 020 8766 0123 • FAX 020 8761 6472
EMAIL info@hoopernaylorfriend.co.uk

WELL POSITIONED A2 SHOP/ OFFICE TO LET

LOCATED IN THE CENTRE OF NORBURY AND WITH THE BENEFIT OF PARKING/
LOADING TO THE REAR AND AVAILABLE UNDER A NEW LEASE

1364 LONDON ROAD NORBURY LONDON SW16 4DE

LOCATION

The property is situated fronting London Road (A23) in the centre of Norbury. London Road, Norbury is a suburban High Street location which shares the vicinity with a mixture of local and multiple traders. The multiples nearby include Hallmark Cards, Iceland, Pizza Hut, Papa John Pizza, Paddy Power, Lloyds and NatWest Banks and William Hill. The property benefits from considerable passing vehicular traffic and a fair amount of pedestrian flow generated by nearby occupiers in the proximity of a pedestrian crossing. The surrounding area is a densely populated residential catchment and there is free time limited parking nearby which encourages trade to the area.



DESCRIPTION

The property comprises a ground floor lock up commercial premises currently occupied as an accountancy practice but considered suitable for a variety of businesses. The property has a reasonably modern shop front, part suspended ceiling, central heating (not tested) and natural light from the rear with rear access to parking/loading area. There are male and female WCs internally.

ACCOMMODATION

Gross Frontage	4.81m	15'8
Internal Width	4.72m	15'5 widening to 5.36m (17'6) after 7.92m (26') and narrowing to 4.66 (15'3) after a further 3.99m (13'10)
Maximum Shop Depth	18.37m²	60'3
Sales Area	90.11m²	970 ft² (approx)
Office/Store	13.93m²	150 ft² (approx)
Male and Female WCs		

Externally: **Parking for 3 cars to the rear**

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 A2 (Retail/Office) of the current Use Classes Order and would suit a variety of trades. 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 **£22,000 (twenty two 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.