

Hooper

NAYLOR FRIEND

SHOP AND GOOD SIZED YARD
TO LET -
A5 USE APPLIED FOR

LOCATED FRONTING THE MAIN A23 TO THE NORTH OF CROYDON TOWN CENTRE
AND AVAILABLE UNDER A NEW LEASE WITH NO PREMIUM

345 LONDON ROAD,
WEST CROYDON CRO 3PA

LOCATION

The property is situated fronting London Road (A23) to the north of Croydon town centre in a prominent secondary position. London Road forms part of the main commuter route between Croydon and central London and the property benefits from vast quantities of passing vehicular traffic particularly during the rush hour periods. The surrounding area is an extremely densely populated residential catchment with much new development having taken place or ongoing. There are large blocks of flats nearby including the converted Phillips building with further new developments planned.

PHOTOGRAPH GOES HERE - GO TO NEXT PAGE

DESCRIPTION

The property comprises a ground floor lock up shop to be altered by the landlords. The shop is to be widened by the removal of an internal staircase and a new shop front provided. Internally the unit will be stripped out in anticipation of a tenant's fit-out. To the rear a large garage building will be removed and a good sized yard with rear access will be provided.

ACCOMMODATION

Gross Frontage	14' (4.26m)
Internal Width	13'5 (4.11m) narrowing to 11' (3.35m) after 27'8 (8.47m)
Shop Depth	44'7 (13.62m)
Sales Area	560 ft ² (52.02m ²) (approx)
Store	
Internal WC	
Rear Yard	400 ft ² (37.16m ²) (approx)

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 A1 (Retail) of the current Town and Country (Use Classes) Order but that a planning application has been submitted for a change of use to Class A5 (Takeaway). At the time of preparation of these details, a decision is awaited in respect of the application.

RENT

An initial rent of **£18,000 (eighteen 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.