

Hooper



NAYLOR FRIEND

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SHOP AND BASEMENT **TO LET**

GROUND FLOOR LOCK UP SHOP, BASEMENT AND REAR YARD

51 LONDON ROAD TOOTING SW17 9JR

LOCATION

The property is situated fronting London Road within a parade of units similar in size and age mainly occupied by secondary retailers. London Road is a busy link Road between Mitcham and Tooting and the property benefits from a good deal of passing vehicular traffic. There are some short term parking bays in the vicinity which encourage quick-stop trade.

DESCRIPTION

The property comprises a ground floor lock up shop with basement and a yard to the rear. The shop is open plan in the main area with a rear room, kitchen area and WC. There is staircase access to the basement area which is divided into two areas. The basement has usable height but not natural light.

ACCOMMODATION

Frontage	5.66m	18'6
Internal Width	4.26m	14'
Shop Depth	8.45m	27'9
Sales Area	32.51m ²	350 sq ft
Rear Room	9.29m ²	100 sq ft
Basement	39.01m ²	420 sq ft

Rear yard with rear vehicular access.

Figures relating to accommodation are approximate and rounded down 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 to be offered under 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 (general retail) of the Current Town and Country (Use Classes) Order, but prospective purchasers/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** 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.