

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 FRONTED OFFICE** **TO LET**

LOCATED FRONTING THE A23 IN THORNTON HEATH TO THE NORTH OF THORNTON HEATH POND AND AVAILABLE UNDER A NEW LEASE

878 LONDON ROAD THORNTON HEATH **SURREY CR7 7PB**

LOCATION

The property is situated fronting London Road in Thornton Heath to the north of Croydon town centre and fronting the A23. The property benefits from considerable passing vehicular traffic as the A23 is a busy commuter route and bus route and the property forms part of a popular secondary parade but in a prominent position. There is a nearby Lidl supermarket together with a Tesco petrol filling station and the surrounding area provides access to a variety of trades which service an extremely densely populated residential catchment in the vicinity. There is unrestricted car parking in the side roads which assists quick-stop trade.



DESCRIPTION

The property comprises a ground floor shop fronted office most recently used as an estate agency and financial services practice. The property has a modern shop front secured behind electric security shuttering, tiled floors, suspended ceiling, gas central heating (not tested) and a rear yard which may have the capacity to provide off road car parking. The property currently has an external WC but we understand from the landlords that they intend to make alterations to bring the WC within the unit.

ACCOMMODATION

Gross Frontage	5.45m	17'9
Internal Width	4.54m	14'9 narrowing to 3.90m (12'8) after 7.16m (23'5)
Maximum Shop Depth	12.43m	40'8
Sales Area	50.16m²	540 ft² (approx)
WC (to be made internal)		

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 under either 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 would suit a variety of office based businesses. 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 **£13,500 (thirteen thousand five hundred 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.