



SHOP AND BASEMENT **TO LET**

LOCATED FRONTING LOWER ADDISCOMBE ROAD IMMEDIATELY ADJOINING A JEWSON BUILDERS MERCHANTS AND AVAILABLE UNDER A NEW LEASE AT A COMPETITIVE RENT.

22A LOWER ADDISCOMBE ROAD **CROYDON SURREY CR0 6AA**

LOCATION

The property is situated fronting Lower Addiscombe Road between Sydenham Road and Cherry Orchard Road to the north of Croydon Town Centre. Lower Addiscombe Road is a busy thoroughfare and bus route and the property would be visible to significant passing vehicular traffic. There is limited pedestrian flow and the property is in vicinity ideally suited to destination location or specialist trades. The property immediately adjoins a Jewsons builders merchants enhancing its visibility.

PHOTOGRAPH GOES HERE – GO TO NEXT PAGE

DESCRIPTION

The property comprises a ground floor lock up shop with basement storage beneath forming part of a larger parade. The property has electric security shuttering across the frontage, internal WC and a useful full height storage basement albeit with restricted height access. The property is considered suitable for a variety of trades.

ACCOMMODATION

Gross Frontage	4.29m²	14'10
Internal Width	3.38m²	11'10
Shop Depth	7.77m²	25'5
Sales Area	27.87m²	300 ft² (approx) (currently partitioned)
Basement	36.23m²	390 ft² (approx)

NB: Restricted height on access stairs.

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, 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, 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 **£6,500 (six 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.