

Hooper

NAYLOR FRIEND

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SHOP **TO LET**

LOCATED TO THE NORTH OF CROYDON TOWN CENTRE FRONTING LOWER ADDISCOMBE ROAD AND AVAILABLE UNDER A NEW COMMERCIAL LEASE

42 LOWER ADDISCOMBE ROAD **CROYDON SURREY CR0 6AA**

LOCATION

The property is located fronting Lower Addiscombe Road between the junction of Sydenham Road and Cherry Orchard Road to the north of Croydon town centre. Lower Addiscombe Road is a busy thoroughfare and the property benefits from considerable passing vehicular traffic and a sub-pedestrian flow generated by nearby pedestrian crossings and other trades in the vicinity.



DESCRIPTION

The property comprises a ground floor lock up shop. The property has security shuttering across the shop frontage, a ground floor WC and a rear yard area.

ACCOMMODATION

Gross Frontage	3.84m	12'6
Internal Width	2.77m	9'1 widening to 2.77m (9'10) after 2.28m (7'5) and widening further to 3.99m (13'1) after a further 4.02m (13'2) and narrowing to the rear to 2.19m (7'2)
Maximum Shop Depth	11.00m	36'10
Sales Area	37.16m ²	400 ft ² (approx)
Lean-to store		
Internal WC		
Rear Yard		

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 a new lease on full repairing and insuring terms, the length of which is to be negotiated.

USE/PLANNING

We understand the property currently has mixed use falling within Class A1 (General Retail) of the current Use Classes Order. 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 **£7,500 (seven 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.