

Hooper

NAYLOR FRIEND

RAWORTH HOUSE • 36 SYDENHAM ROAD • CROYDON CR0 2EF
TEL 020 8766 0123 • FAX 020 8761 6472
EMAIL info@hoopernaylorfriend.co.uk

TWO STOREY **FORMER GYM PREMISES** **TO LET**

LOCATED IN A VISIBLE POSITION ON A BUSY THOROUGHFARE TO THE SOUTH OF CROYDON TOWN CENTRE AND AVAILABLE UNDER A NEW LEASE WITH NO PREMIUM

33-35 LOWER COOMBE STREET,
CROYDON, CR0 1AA

LOCATION

The property is situated in a position directly onto Lower Coombe Street which is a thoroughfare and link road to the south of Croydon town centre. The property is visible to a fair amount of passing vehicular traffic but there is little in the way of pedestrian flow since the surrounding area is largely residential in nature with some pockets of commercial property elsewhere including major shopping and banking facilities etc on Croydon High Street and South End.



DESCRIPTION

The property comprises a two storey premises formerly occupied by a gymnasium and now vacant. The property has natural light mainly from the front but also partly from the rear and flank, solid floors and two staircases from ground to first floor. There is a basement storage area together with shower facilities at the half landing and first floor area. The property was last permanently used by a gymnasium and would suit a variety of leisure type operators. It is particularly well suited to martial arts, gymnasia, dance schools etc but interested parties should make their own enquiries of the local planners.

ACCOMMODATION

Ground Floor	88.25m²	950 ft² approx
Basement	19.50m²	210 ft² approx
First Floor	134.71m²	1,450 ft² approx
First Floor Ancillary	32.51m²	350 ft² approx
Total Floor Area	<u>274.97m²</u>	<u>2,960 ft² approx</u>

Shower Rooms, WCs etc
Small 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 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 D2 (Leisure) of the current Town and Country (Use Classes) Order and was most recently used as a gymnasium. The property is considered suitable for a variety of operations and interested parties should make their own enquiries of the local Planning Authority concerning existing and potential changes of use prior to offer.

RENT

An initial rent of **£30,000 (Thirty 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.