

Hooper

NAYLOR FRIEND

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CORNER SHOP **TO LET**

LOCATED FRONTING A CUT-THROUGH BETWEEN BRIXTON AND CLAPHAM AND AVAILABLE UNDER A SUB LEASE ON FLEXIBLE TERMS

190 LYHAM ROAD, LONDON SW2 5NR

LOCATION

The property is situated fronting a corner position, the Brixton Hill end of Lyham Road which is a popular cut-through between New Park Road and Kings Avenue in Clapham. The property benefits from a fair amount of passing vehicular traffic but is otherwise in a somewhat isolated location and is most suited to specialist or service type trades. The surrounding area is a popular residential catchment which is increasingly affluent in nature and the property would be considered suitable to accommodate a variety of businesses.



DESCRIPTION

The property comprises a corner position ground floor shop with a small return frontage and a main frontage set behind a deep pavement. The property has a modern shop front, suspended ceiling and internal WC facilities.

ACCOMMODATION

Gross Frontage	5.18m	17'
Internal Width	5.02m	16'5
Shop Depth	10.94m ²	35'9
Sales Area	54.34m ²	585 ft ² approximately
Internal WC		

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 offered by way of an underlease for a term up to 2021 but on flexible terms.

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. It should be noted that no off licence or grocery store traders will be allowed to operate but otherwise 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 **£9,500 (nine 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.