

Hooper

NAYLOR FRIEND

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# **FREEHOLD VACANT SHOP AND** **GROUND RENT INCOME** **FOR SALE**

LOCATED WITH A LARGE FRONTAGE TO NORWOOD ROAD AND WITH THE BENEFIT OF A1 AND A2 USE AND CONSIDERED IDEAL FOR OWNER OCCUPATION

**471-473 NORWOOD ROAD, SE27 9DJ**

## **LOCATION**

The property is situated with a double frontage to Norwood Road, the main retailing area of West Norwood in a prominent secondary position. The property is close to the junction of Norwood Road with York Hill and Lancaster Avenue and the property benefits from considerable passing vehicular traffic together with an amount of pedestrian flow. There are short term parking bays along much of Norwood Road which encourages quick stop trade. The surrounding area houses a densely populated residential catchment and Norwood has good communication links.



## **DESCRIPTION**

The property comprises a ground floor double fronted lock up shop premises which is roughly square in shape. There is good overall frontage and a reasonably modern shop front but is otherwise stripped in preparation for an occupier's fit-out. There are soil stacks available to allow for the installation of WCs and reasonably good ceiling heights internally.

## **ACCOMMODATION**

<b>Gross Frontage</b>	<b>11.27m</b>	<b>37'</b>
<b>Internal Width</b>	<b>11.06m</b>	<b>36'3</b>
<b>Maximum Shop Depth</b>	<b>10.39m</b>	<b>34'11</b>
<b>Sales Area (including space required for WCs)</b>	<b>117.05m<sup>2</sup></b>	<b>1,260 ft<sup>2</sup> (approx)</b>

**Figures relating to accommodation are approximate and rounded down for the purposes of guidance, they should not be relied upon and potential purchasers are recommended to have a measured survey undertaken prior to making an offer.**

## **TENURE**

The property is offered freehold subject to 8 long leases on the upper floors which produce a ground rent of £1,200 per annum. The ground floor will be vacant upon completion (obtaining vacant possession will require the surrender of an existing lease which is in place where the tenants are not in occupation).

## **USE/PLANNING**

We understand the property currently falls within Class A2 (Retail/Office) of the current Town and Country (Use Classes) Order which was obtained by way of Planning Consent. A1 Retail use would also be available. Prospective purchasers/tenants are advised to make their own enquiries of the local Planning Authority concerning existing and potential changes of use prior to offer.

## **PRICE**

Offers in excess of **£300,000 (three hundred thousand pounds)** is sought for our client's freehold interest.

## **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.