

Hooper

NAYLOR FRIEND

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EXTREMELY
WELL POSITIONED SHOP
TO LET

LOCATED ADJOINING A SAINSBURYS CONVENIENCE STORE AND OPPOSITE TESCO IN A POPULAR POSITION IN WEST NORWOOD AND AVAILABLE UNDER A NEW LEASE WITHOUT A PREMIUM

368 NORWOOD ROAD
WEST NORWOOD
LONDON SE27 9AA

LOCATION

The property is situated fronting Norwood Road in the centre of West Norwood. Norwood Road is a busy link road and bus route that provides the main shopping area for the West Norwood area. The property benefits from vast quantities of passing vehicular traffic and there is a good deal of pedestrian flow generated by the proximity of the property to Sainsburys and Tesco convenience stores, nearby bus stops and innumerable other retailers. The surrounding area is a densely populated residential catchment which the property is able to service.

PHOTOGRAPH GOES HERE – GO TO NEXT PAGE

DESCRIPTION

The property comprises a ground floor lock up shop most recently occupied by a charity. The property has a reasonably modern shop front and is roughly rectangular in shape providing a compact retail area with a reasonable frontage. The property is considered suitable for a variety of businesses.

ACCOMMODATION

| | | |
|----------------|---------------------|---------------------|
| Gross Frontage | 5.05m | 16'6 |
| Internal Width | 4.99m | 16'4 |
| Shop Depth | 6.27m | 20'6 |
| Sales Area | 30.65m ² | 330 ft ² |
| Internal WC | | |

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 A1 (General Retail) of the current 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 **£13,500 (thirteen 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.