

Hooper

NAYLOR FRIEND

2 WATERSTONE HOUSE * 13 CENTRAL HILL * LONDON SE19 1BG
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SHOP/OFFICE **TO LET**

LOCATED IN THE VERY CENTRE OF CROYDON IN A SOMEWHAT REMOTE LOCATION
AND PROVIDING GOOD OVERALL ACCOMMODATION AT A COMPETITIVE RENT

2 OVERTON YARD CROYDON **SURREY**

LOCATION

The property is situated with direct access from Overton Yard which is just off Surrey Street in the centre of Croydon. Surrey Street links High Street with Church Street just outside the very centre of Croydon and within walking distance of all its transport and other facilities. The property is somewhat remotely located and is ideally suited to an office or quasi-office but has been used for retail in the past.



DESCRIPTION

The property comprises a ground floor shop fronted accommodation most recently used in the electronics gaming field. The property has a modern shop front with security shuttering, wood style flooring, good lighting and internal WC. The property has most recently been used for retail purposes but may be better suited to offices subject to any necessary consents.

ACCOMMODATION

Gross Frontage	5.12m	16'8
Internal Width	5.12m	16'8 widening to 7.83m (25'7) after 2.16m (7'1)
Maximum Shop Depth	12.49m	41'
Sales Area	82.21m²	885 ft² (approx)
Internal WC		
Rear Access		

Figures relating to accommodation are approximate and rounded down for the purposes of guidance, they should not be relied upon and potential purchasers/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 flexible terms, the length of which is to be negotiated on full repairing and insuring terms.

USE/PLANNING

We understand the property currently falls within Class A1 (General Retail) of the Current Town and Country (Use Classes) Order, but maybe suited to an alternative use subject to any necessary consents, but 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.

RENT

An initial rent of **£10,000 (ten 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