

Hooper

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SHOP **TO LET**

LOCATED IMMEDIATELY ADJOINING A LLOYDS PHARMACY AND TESCO CONVENIENCE STORE ON PORTLAND ROAD AND AVAILABLE UNDER A NEW LEASE WITH NO PREMIUM

154 PORTLAND ROAD **SOUTH NORWOOD LONDON SE25 4PT**

LOCATION

The property is situated fronting Portland Road between South Norwood and Woodside to the north of Croydon. Portland Road is a busy thoroughfare and bus route and the property benefits from a good deal of passing vehicular traffic which is particularly heavy during the rush hour periods. There is a fair amount of pedestrian flow generated by nearby retailers including Lloyds Pharmacy which immediately adjoins the subject property and a Tesco convenience store which is two doors away. There is a nearby health centre and leisure centre, both of which enhance pedestrian traffic in the vicinity. There are short term pay and display parking bays immediately outside the subject unit which encourage quick-stop trade.



DESCRIPTION

The property comprises a ground floor lock up shop most recently used as a beauticians' but considered suitable for a variety of trades. The property has a reasonably modern shop front with security shuttering over, internal WC facilities and the front forecourt which may be used for external display or to enhance the visibility of the shop.

ACCOMMODATION

Gross Frontage	4.23m	13'9
Internal Width	12.46m	10'9
Shop Depth	8.13m	26'7
Sales Area	26.47m ²	285 ft ² (approx)
Rear Room	14.39m ²	155 ft ² (approx)
Internal WC Facilities		
Small Forecourt		

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 with the benefit 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 **£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

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.