

Hooper

NAYLOR FRIEND

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TRIPLE FRONTED SHOP **TO LET**

PART A5, PART D1 USE AVAILABLE

PROVIDING A TOTAL FLOOR AREA IN EXCESS OF 2,500 FT² AND AVAILABLE AS AN ENTIRETY OR POTENTIALLY SUB-DIVIDED

183-187 SOUTHWARK PARK ROAD
LONDON SE16 3TX

LOCATION

The property is situated fronting Southwark Park Road on the peripheries of the main retailing area of Bermondsey but in a highly prominent position. Southwark Park Road forms part of a busy link road between Bermondsey and the Rotherhithe Tunnel and the property benefits from considerable passing vehicular traffic and there is a densely populated residential catchment in the surrounding area.



DESCRIPTION

The property comprises a triple fronted ground floor shop fronted premises providing a very good overall frontage and good open plan floor space. The property was most recently used as a furniture showroom but is considered suitable for a variety of retail uses. The property has aluminium shop front with security shuttering, rear access to a service road which is suitable for loading and unloading and internal WCs. The property may be divided to create a single and double unit. Different planning uses are available.

ACCOMMODATION

Gross Frontage	15.84m	52'
Internal Width	15.81m	51'9
Shop Depth	15.08m	49'5 max
Sales Area	201.12m²	2165 ft² (approx)
Storage	15.79m²	170 ft² (approx)

Internal wc and wash basin.

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 to be offered by way of an assignment of an existing lease or an under lease either of which will be on full repairing and insuring terms. Details available upon request.

USE/PLANNING

The property currently falls within Class A1 (General Retail) of the Town and Country (Use Classes) Order. Alternative uses may be considered. Planning has been granted for a change of use to Class D1 (Medical) on nos 183 and 185. Planning has also been granted for a change of use to Class A5 on no 187subject to conditions.

Interested parties should make their own enquiries of the local authority prior to offer.

RENT

An initial rent of **£27,500 (twenty seven thousand, five hundred pounds)** per annum exclusive for the entirety in the event of an underlease. If the units are underlet when sub-divided, the single unit will be **£12,000 (twelve thousand pounds)** per annum exclusive and the double **£18,000 (eighteen thousand pounds)** per annum exclusive..

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.