

Hooper

NAYLOR FRIEND

RAWORTH HOUSE • 36 SYDENHAM ROAD • CROYDON CR0 2EF
TEL 020 8766 0123 • FAX 020 8761 6472
EMAIL info@hoopernaylorfriend.co.uk

TRIPLE FRONTED SHOP **TO LET**

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.

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

We understand the property currently falls within Class A1 (General Retail) of the current Town and Country (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 **£32,000 (thirty two 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