

Hooper

NAYLOR FRIEND

LOCK-UP SHOP TO LET **OR FOR SALE**

3 THE PARADE, 81 STOATS NEST ROAD,
COULSDON CR5 2JJ

LOCATION

The property is situated in a long established parade of shops on the western side of Stoats Nest Road on the B2030, a short distance from the A23 main road between Purley and Coulsdon. Stoats Nest Road is a fairly busy road and is also a local bus route.



DESCRIPTION

The property comprises shop premises that are presently fitted out and attractively presented as a hair dressing salon. As currently arranged, the shop provides a front hair dressing area, rear office, kitchenette area, WC and shower. At the front of the property there is a forecourt with folding parking post protection and at the rear there is access from Hartley Down.

ACCOMMODATION

Frontage	5.90m	19'4
Internal Width	5.63m	18'6
Shop Depth	8.76m	28'9
Sales Area	29.51m²	317 ft²
Office	8.73 m²	94 ft²
WC/shower		

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 lock up shop is available either

- (1) to let on a new lease on full repairing and insuring terms for a term to be agreed or
- (2) for sale freehold subject to the existing lease on the flat above the shop, which produces a small annual ground rent income to the freeholder.

USE/PLANNING

We understand the shop currently falls within class A1 of the Current Town and Country (Use Classes) Order, 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/PRICE

An initial rent of **£8,950 (eight thousand, nine hundred and fifty pounds) per annum** exclusive for the lock up shop if let on a new lease, or the freehold of the whole building is available for sale at a price of **£110,000 (one hundred and ten thousand pounds)**.

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.