

Hooper

NAYLOR FRIEND

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SHOP AND **GOOD SIZED BASEMENT** **TO LET**

LOCATED IN A PROMINENT POSITION IN A POPULAR MARKET STREET IN CENTRAL CROYDON AND AVAILABLE UNDER A NEW LEASE WITH NO PREMIUM

28 SURREY STREET
CROYDON SURREY CR0 1RG

LOCATION

The property is situated with a reasonable frontage to Surrey Street close to its junction with Church Street in the centre of Croydon. Surrey Street is a busy market street which houses an open market together with a variety of retail including Iceland, Frozen Foods, KFC restaurant and a multitude of specialist trades. Surrey Street has experienced some redevelopment in recent months which includes new retail, residential and an accessway to various leisure facilities. The property benefits from a good deal of passing pedestrian flow and would suit a variety of trades.



DESCRIPTION

The property comprises a ground floor lock up shop with basement beneath most recently used as a tailors business. The property has a modern shop front secured with security shuttering, modern floor covering, suspended ceiling and is neutrally decorated. There is a staff room/kitchen to the rear and an internal WC together with rear access for servicing. There is a full height basement beneath accessed via a trapdoor arranged in two sections. This basement is reasonably useable with power and light.

ACCOMMODATION

Gross Frontage	4.35m	14'3
Internal Width	4.26m	14' narrowing to 3.68m (12'10) at the very rear
Shop Depth	15.17m	49'8
Sales Area	62.24m²	670 ft² (approx)
Kitchen/Staff Room	6.96m²	75 ft² (approx)
Basement Area 1	11.61m²	125 ft² (approx)
Basement Area 2	33.44m²	360 ft² (approx)
Internal WC		

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 by way 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 **£30,000 (thirty 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.