

Hooper

NAYLOR FRIEND

2 WATERSTONE HOUSE * 13 CENTRAL HILL * LONDON SE19 1BG

TEL 020 8766 0123 * FAX 020 8761 4472

MARKET STREET SHOP AND ANCILLARY ACCOMMODATION TO LET

WITH A FRONTAGE TO THE POPULAR SURREY STREET AND PROVIDING FLEXIBLE ACCOMMODATION OVER GROUND AND FIRST FLOOR AND AVAILABLE ON MORE THAN ONE BASIS

36 SURREY STREET CROYDON SURREY CR0 1RJ

LOCATION

The property is situated fronting the popular market street of Surrey Street just off Church Street in the centre of Croydon. The property is opposite Iceland frozen food stores and shares the vicinity with a mixture of market stalls, retail and restaurant units. The street is particularly busy during market times. Surrey Street is also part of the general regeneration of Croydon and there is substantial development taking place nearby.



DESCRIPTION

The property comprises a ground floor lock-up shop most recently used as a retail bakery but formerly used as a shoe shop. The property is somewhat irregular in shape with a degree of its sales area masked from the frontage; it provides good overall accommodation with the potential for significant additional ancillary accommodation. The property currently has tiled floors, an internal electric security shutter and an ancillary office at first floor together with male and female WCs. The property is considered suitable for a variety of trades.

ACCOMMODATION

| | | |
|----------------------------|---------------------------|---|
| Gross Frontage | 4.47m | 15' |
| Internal Width | 4.48m | 14'7 |
| Front Shop Depth | 8.04m | 26'4 |
| Sales Area | 35.76m² | 385 ft² incorporating staircase to first floor office |
| Additional Sales | 63.63m² | 685 ft² (approx) |
| Total Sales | 99.40m² | 1070 ft² (approx) |
| First Floor Office | 11.61m² | 125 ft² (approx) |
| Male and Female WCs | | |

NB: In addition to the accommodation mentioned above, there is a further first floor area suitable for storage or production associated with the retail of approximately 900 ft² with an independent accessway and fire exit.

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 property is sold by way of a new lease the length of which is to be negotiated on full repairing and insuring terms.

USE/PLANNING

We understand the property currently falls within Class A1 (Retail) of the Current Town and Country (Use Classes) Order and would suit a variety of trades. The property most recently traded as a bakery but previously operated as a retail shoe shop, 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

In the event of the shop and first floor office being let but excluding the additional first floor ancillary, the rent will be **£25,000 (twenty-five thousand pounds)** per annum exclusive.

In the event of the entire premises incorporating the ancillary accommodation being let, a rent of **£35,000 (thirty-five 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.