

Hooper

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# **SECURE SHOP AND BASEMENT TO LET**

LOCATED FRONTING A PEDESTRIANISED ROAD IN NEW CROSS AND AVAILABLE UNDER A NEW LEASE WITH NO PREMIUM.

## **4 TANNER'S HILL NEW CROSS LONDON SE8 4PJ**

### **LOCATION**

The property is situated with a frontage to the pedestrianised section of Tanners Hill, close to its junction with Deptford Broadway in the centre of Deptford. The section of Tanner's Hill in which the property is situated contains mainly specialist businesses and there is no passing vehicular traffic due to the pedestrianisation. The property is very conveniently located however for the centre of Deptford and the property is ideally suited for a destination location type of business. The property has most recently been used as a retail delicatessen and sandwich bar/ café operating under an A1/A2 use.



## **DESCRIPTION**

The property comprises a ground floor shop with basement beneath providing good overall accommodation. The property has security shuttering to the front which is ideal for storage or any other ancillary purpose. The property is considered suitable for a variety of businesses and may be particularly well suited to destination retailers or retail/office use.

## **ACCOMMODATION**

<b>Gross Frontage</b>	<b>3.35m</b>	<b>11'</b>
<b>Internal Width</b>	<b>3.07m</b>	<b>10'10</b>
<b>Shop Depth</b>	<b>8.07m</b>	<b>26'5</b>
<b>Sales Area</b>	<b>25.08m<sup>2</sup></b>	<b>270 ft<sup>2</sup> approx</b>
<b>Basement</b>	<b>33.44m<sup>2</sup></b>	<b>360 ft<sup>2</sup> approx</b>
<b>Internal WC Facilities in Basement</b>		

**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 under either a new tenancy agreement for an initial period of 3 years and potentially renewable thereafter subject to tenant performance.

## **USE/PLANNING**

We understand the property currently falls within Class A1 and A2 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 **£11,500 (eleven thousand five hundred 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.