

Hooper

NAYLOR FRIEND

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WELL MODERNISED SECONDARY **SHOP TO LET**

LOCATED FRONTING A CUT-THROUGH TO THE NORTH OF CROYDON TOWN CENTRE
AVAILABLE UNDER A NEW LEASE

71 WINDMILL ROAD **CROYDON SURREY CRO 2XR**

LOCATION

The property is situated fronting Windmill Road which is a fairly busy link road and bus route between Whitehorse Road and St James' Road in Croydon. The property benefits from a fair amount of passing vehicular traffic but a limited amount of pedestrian flow, although there is a densely populated residential catchment in the surrounding area and a number of commercial businesses also located nearby. There are paid short term parking bays to the front on a pay and display basis.



DESCRIPTION

The property comprises a ground floor lock-up shop slightly irregular in shape, providing good overall accommodation. The property has vinyl covered floors, a modern shop front with security shuttering, new electrics, suspended ceilings and rear access. The property is considered suitable for a variety of businesses but it should be noted that no off-licence, grocery or household good sales will be allowed.

ACCOMMODATION

Gross frontage	4.57m	15'
Internal Width	3.65m	12' narrowing to 3.13m (10'3) after 5.02m (16'5) and narrowing further to 1.82m (6') after a further 2.77m (9'10) and widening after a further 0.64m (2'10) to 4.60m (15'10)
Maximum Shop Depth	19.87m	65'2
Sales Area	82.21m²	885 ft² (approx)
Storage	36.57m²	120 ft² (approx) incorporating WC

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 offered 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 (General Retail) of the Current Town and Country (Use Classes) Order and would suit a variety of trades, 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. **It should be noted that no off-licence, grocery or household goods sales will be permitted.**

RENT

An initial rent of **£9,000 (nine 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.