

Hooper

NAYLOR FRIEND

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SHOP AND FORECOURT **TO LET**

FRONTING ADDINGTON ROAD IN A HIGHLY PROMINENT PARADE AND AVAILABLE UNDER A NEW LEASE TO EXPIRE IN 2011 WITH NO PREMIUM

10 ADDINGTON ROAD **WEST WICKHAM KENT BR4 9BS**

LOCATION

The property is situated fronting Addington Road at the end of a short but prominent shopping parade. Addington Road is a relatively busy thoroughfare and bus route and the property is highly visible to good levels of passing vehicular traffic. There is a bus stop directly in front of the parade and the surrounding area is a densely populated residential catchment which the parade is able to service.



DESCRIPTION

The property comprises a ground floor lock up shop most recently used as a bathroom showroom but suitable for a variety of trades. The property has a reasonably modern shop front set behind a dedicated forecourt, suspended ceilings internally and is currently partitioned to create a front sales area and additional rear area but it could be opened up to provide a larger retail unit. There is an internal WC and wash hand basin and the property is considered suitable for a variety of trades.

ACCOMMODATION

Gross Frontage	4.87m	16'
Internal Width	4.60m	15'10 narrowing to 3.65m (12') after 4.41m (14'5)
Maximum Shop Depth	9.96m	32'7
Sales Area	42.73m²	460 ft² (approx)
Internal WC		
Front Dedicated Forecourt		

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 underlease to expire in 2021. The rent is to be without review for the entire term.

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. Alternate uses will be considered subject to any necessary consents. 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

An initial rent of **£10,500 (ten 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.