

Hooper

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DOUBLE FORMER SHOWROOM **TO LET**

WITH BASEMENT STORAGE AND A USEFUL REAR YARD WITH A POSSIBLE CAPACITY TO EXTEND SUBJECT TO PLANNING

199-201 BRIGHTON ROAD,
SOUTH CROYDON

LOCATION

The property is situated in a corner position fronting Brighton Road between South Croydon and Purley. Brighton Road forms part of a busy commuter route and the property is highly visible to north-east bound traffic as its return frontage faces this. Brighton Road is a busy thoroughfare and bus route and the surrounding area is an extremely densely populated residential catchment which the property is able to service. With the benefit of the yard providing off-road parking, and with some unrestricted parking in the vicinity, the property may suit a destination location type trade.



DESCRIPTION

The property comprises a double-fronted former car showroom with a large return frontage. The property, originally two units, now provides open plan sales space with a central dividing wall, basement storage, kitchenette and small office to the rear and external WC facilities. There is a good sized rear yard which provides vehicular access for loading and/or parking. There is a small forecourt to the front for display and the possible parking of motorcycles. The property is considered suitable for a variety of trades including motorcycle or car showroom, or other uses subject to any necessary consents.

ACCOMMODATION

Gross Frontage	10.05m	33'
Internal Width	9.78m	32'1 narrowing towards the rear
Maximum Shop Depth	13.10m	43'
Sales Areas	113.33m ²	1,220 ft ² (approx)
Office/Store	8.36m ²	90 ft ² (approx)
Kitchenette	5.57m ²	60 ft ² (approx)
Small Forecourt to the Front		
Rear Yard	85.93m ²	925 ft ² (approx)

NB: The landlords will consider an extension of the property to increase the floor area subject to any necessary consents and subject to specific tenant requirements. Further information is available from the landlord's agents.

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

The property was formerly a car showroom and therefore would be outside the current Use Classes Order (sui generis). A variety of uses are considered suitable subject to any necessary planning consents. 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 **£25,000 (twenty 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