

Hooper

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SHOP **TO LET**

FRONTING A BUSY THOROUGHFARE

109 BROWNHILL ROAD **CATFORD SE6 2HF**

LOCATION

The property is situated fronting Brownhill Road which forms part of the South Circular Road (A205) between Catford and Hither Green. The property benefits from considerable passing vehicular traffic particularly during the rush hour periods and the surrounding area is a densely populated residential catchment. There are a number of local schools nearby and the property shares the vicinity with mixed retail and office users.



DESCRIPTION

The property comprises a ground floor shop. The unit has additional rear accommodation in the form of a very usable office/storeroom with good natural light and there is a coal hole type basement beneath. The unit is set behind a forecourt which may be suitable for external display.

ACCOMMODATION

109 Brownhill Road

Gross Frontage	5.02m	16'5
Internal Width	4.05m	13'3 narrowing to 3.38m (11'1) after 5.02m (16'5)
Shop Depth	7.95m	26'11
Sales Area	33.90m²	365 ft² (approx)
Rear office/store	27.87m²	300 ft² (approx)
Basement	8.36m²	90 ft² (approx)

Figures relating to accommodation are approximate and rounded down 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 properties are offered by way of a new lease or leases on full repairing and insuring terms the length of which is to be negotiated.

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. 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 a letting of the individual shops 109 Brownhill Road will be **£10,000 (ten thousand pounds)** per annum exclusive.

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.