

Hooper

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PROMINENT **SHOP AND FORECOURT** **TO LET**

SET AT THE END OF A POPULAR PARADE IN BECKENHAM AND AVAILABLE UNDER A NEW LEASE WITH NO PREMIUM

10 EDEN PARK AVENUE, BECKENHAM,
KENT, BR3 3HN

LOCATION

The property is situated fronting Eden Park Avenue at the Croydon Road end on the peripheries of Beckenham, and between Beckenham and Elmers End. Eden Park Avenue is a link road between Croydon Road and Bromley and the property benefits from significant passing vehicular traffic and variable levels of pedestrian flow. There is an amount of unrestricted parking in the area and the property shares the parade with a restaurant, fish bar and a pharmacy. 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 set behind a forecourt most recently used as a hairdressers'. The property remains fully fitted and could be suitable for a continuation of that trade or any alternative use subject to landlord's approval.

ACCOMMODATION

Gross Frontage	5.51m	18'11
Internal Width	4.48m	14'7
Shop Depth	8.87m	29'11
Sales Area	40.87m ²	440 ft ² (approx)
Small Kitchen/Staff Room		
Beauty Room		
Internal WC		
Forecourt	21.83m ²	235 ft ² (approx)

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

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 including a continuation of the former use as a hairdressers' where fixtures and fittings remain. 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 **£13,000 (thirteen 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.