



248 Wickham Road, Shirley, CRO 8BJ

Prominent shop to let located in a highly visible position between Shirley and West Wickham

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£14,000 per annum exclusive (RENT FREE AVAILABLE)

LOCATION: - The property is situated fronting Wickham Road between Shirley and West Wickham set behind a deep pavement. The property is in a somewhat elevated position and is highly visible to passing vehicular traffic which is relatively constant on Wickham Road which is a busy link road, bus route, and thoroughfare. There are short-term quick-stop parking bays on Wickham Road itself and unrestricted car parking on nearby side roads, which encourages quick-stop trade. The property shares the vicinity with mainly specialist and local traders but there is a Co-Op convenience store opposite and offset, and there are some commercial operators to the rear. The surrounding area is a densely populated residential catchment which the property is able to service.

DESCRIPTION: - The property comprises a ground floor lock-up shop, most recently used as a funeral directors, but is considered suitable for a variety of trades. The property has a good open frontage with a currently covered return frontage, splay corner door, suspended ceiling, a small rear office/store with natural light, an internal WC.

The property is currently internally partitioned but could be made more open plan. To the rear is a small hardstanding with direct access into the rear of the unit which could provide off-street parking for a small vehicle.

ACCOMMODATION:

Gross frontage	5.9m
Internal width	5.88m narrowing to 4.766m
Shop depth	7.91m
Sales area	49.5m ² (535ft ² approx)
Small office/store	6.6m ² (70ft ² approx)
Internal WC	

Externally

Rear hardstanding	10.45m ² (112ft ² approx).
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TENURE: - The property is offered by way of a new lease, the length of which is to be negotiated. Consideration may be given to the sale of a virtual freehold interest.

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.

RENT: - Initial rent of £14,000 per annum exclusive is sought.

EPC RATING: - The property has an Energy Performance Certificate rating of 116 within Band E Rating.

VAT: - All rental and capital figures quoted within these details are exclusive of V.A.T. unless otherwise stated.

VIEWINGS: - Viewings by prior arrangement – please telephone 0208 681 2000.

020 8681 2000

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Viewings by prior arrangement - call our team for more information

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