



## Wickham Road, Shirley | Rent £15,000 pa

This ground floor lock up shop occupies a prominent position in this commercial parade and in our opinion would suit a number of commercial uses and only recently had been occupied by a funeral directors. The freeholders have now established an A5 use on the property and this is a perfect location for a take away business. There are separate rooms that flow from a general sales area and it is in our opinion being offered in good order throughout. The current owners are looking for a long term tenant and the current rent is set at £15,000 per annum.



## DESCRIPTION

This ground floor lock up shop occupies a prominent position in this commercial parade and in our opinion would suit a number of commercial uses and only recently had been occupied by a funeral directors.

The freeholders have now established an A5 use on the property and this is a perfect location for a take away business.

There are separate rooms that flow from a general sales area and it is in our opinion being offered in good order throughout.

## TERMS

The current owners are looking for a long term tenant and the current rent is set at £15,000 per annum.

## LOCATION

Wickham Road is a main through fare between the vibrant West Wickham town centre and Shirley with good passing traffic and regular footfall. This road is a main route for the buses as well as regular traffic and parking bays are available for short term stay with additional parking in the surrounding roads. As a prime residential area the shops nearby are a mixture of local small traders as well as larger corporate Estate Agents, restaurants and a Coop.

## ACCOMMODATION

Gross frontage 5.9m

Internal width 5.88 narrowing to 4.766m

Shop depth 7.91m

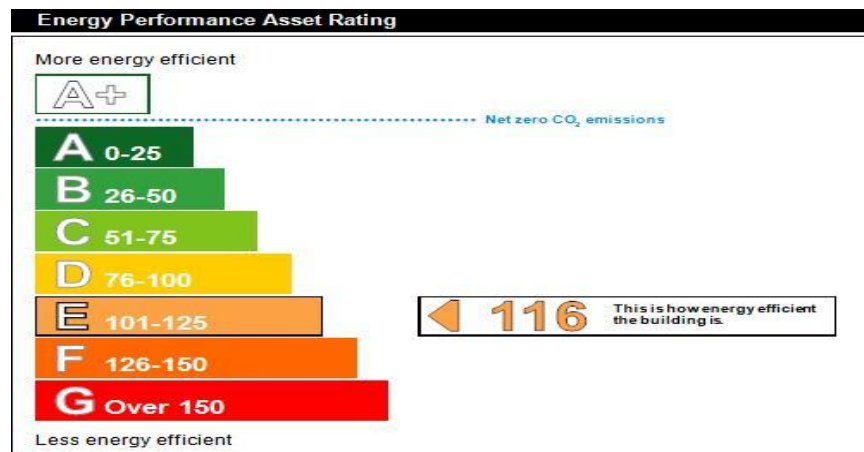
Sales area 49.5m square (Approx 535ft square)

Small office / store 6.6m square (Approx 70ft square)

Kitchenette 1.44m square (Approx 15 ft square)

Internal WC

Rear standing to the rear for parking



NOTICE. Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. Some images have been taken using a wide angle lens. No representation or warranty whatever is made in relation to this property by Coady Phillips or its employees nor do such details form part of any offer or contract.