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**GILDERSLEVE
& PAYNE**

Commercial Property Consultants

FREEHOLD INVESTMENT FOR SALE

www.gpccommercial.co.uk



78 High Street, Croydon,
Surrey, CR0 1NA

CHARTERED SURVEYORS

Important: These particulars are intended to give a general idea of the property but their accuracy is not guaranteed and they do not constitute an offer or a contract of sale. Applicants are requested to advise the agents immediately they are suited.

78 High Street, Croydon, Surrey, CR0 1NA

Location:

The property is located on the western side of the High Street near to the junction with Whitgift Street and close to the Croydon Flyover. Nearby traders include Greggs Bakers, Sofa Workshop, Metro Bet and Il Ponte Restaurant.

Description/Accommodation:

A mid-terrace property providing ground floor retail space with ancillary basement storage including WC accommodation and access for rear loading from Whitgift Street, together with self contained offices and residential accommodation at first and second floor levels.

The property comprises the following approximate net internal floor areas:

Ground Floor Shop:		
Width	4.57m	15'
Depth	14.33 m	47'
Retail Area	60.38 sq m	650 sq ft
Basement	48.77 sq m	525 sq ft
1st Floor	50.32 sq m	542 sq ft
2nd Floor	24.44 sq m	263 sq ft
Total Area	123.53 sq m	1330 sq ft
1 x Studio Flat		

The upper parts consist of offices and a studio flat with Planning Consent to convert the offices to provide 3 further studios.

Tenancies:

The entire ground floor and basement is let to Hellena McRae Limited on a 15 year FRI lease from 29 September 2009 at a rent of £27,000 per annum exclusive. There are 5 yearly rent reviews and a tenant only break clause at the end of the 5th year.

The Freeholder currently uses the office accommodation above but will provide vacant possession upon completion of the sale. The existing studio is let on an AST at £650 pcm.

Terms:

The Freehold interest is for sale subject to the lease of the ground floor and basement and offers are sought in the region of £650,000 plus VAT (if applicable), subject to contract.

Legal costs:

Each party to bear their own legal costs

Business Rates:

According to the Government website the property has a Rateable Value of £15,500. The UBR for 2011/12 is 43.3p in the £.

Energy Performance Certificate:

Awaiting Energy Performance Certificate

Property Misdescriptions Act 1991

Please note the agents have not carried out a survey, have not made planning enquiries, nor tested any of the equipment, apparatus, fixtures, fittings, services or land and are not therefore able to verify their condition, or suitability for their purpose.

Code of Practice

Applicants should be aware that the code of practice on commercial leases in England and Wales strongly recommends you seek professional advice from a qualified Surveyor, Solicitor or Licenced Conveyancer before agreeing or signing a Business Tenancy Agreement. The Code is available through professional institutions and trade associations or through the website www.leaseingbusinesspremises.co.uk

Viewing

Strictly by appointment
with Sole Agents Gildersleve & Payne
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