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**GILDERSLEVE
& PAYNE**

Commercial Property Consultants

SHOP & OFFICES TO LET

www.gpccommercial.co.uk



**308 High Street,
Croydon, Surrey CR0 1NG**

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.

308 High Street, Croydon, Surrey CR0 1NG

Location:

The property occupies a prominent position close to the corner of the High Street and Coombe Road in close proximity to the Central Croydon Business District and in the heart of the busy and popular restaurant quarter of South Croydon.

South Croydon Railway Station is close by and a number of major bus routes pass the door.

Metered car parking is available in the nearby Local Authority car park at Spicers Row.

Accommodation:

The property occupies a ground floor retail premises with two floors of offices above, comprising the following dimensions.

| | | |
|---------------|--------------------|-------------------|
| Ground Floor | 29.45 sq m | 317 sq ft |
| First Floor | 63.08 sq m | 679 sq ft |
| Second Floor | 70.14 sq m | 755 sq ft |
| Basement & WC | | |
| Total | 162.67 sq m | 1751 sq ft |

The accommodation benefits from the following amenities:

- *On site car parking (2 spaces)*
- *Fluorescent strip lighting*
- *Gas fired central heating*
- *Kitchen*
- *Carpeting throughout*

Terms:

The property is available to let on a new full repairing and insuring lease for a term to be agreed at a commencing rent of £25,000 per annum exclusive plus VAT (if applicable) subject to contract.

Legal costs:

Each party to responsible for their own costs incurred in this transaction.

Business Rates

The Rateable Value of the property is £10,750 per annum and the UBR for 2011/12 is 42.6p in the £.

Energy Performance Certificate:

Available.

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

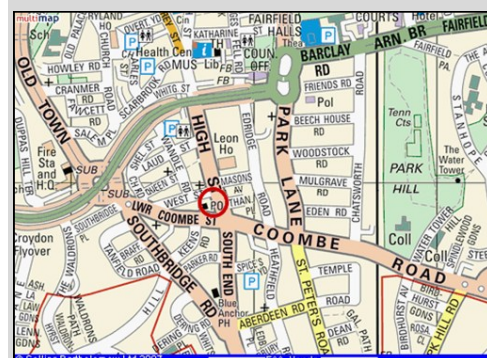
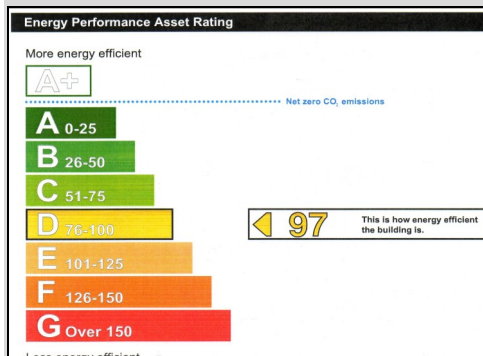
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