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**GILDERSLEVE  
& PAYNE**

Commercial Property Consultants

## TRIPLE FRONTED A1/A2 PREMISES TO LET



1, 2 & 3 Station Approach, Gordon Road,  
Carshalton, Surrey,  
SM5 3RF

**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.*

www.gpcommercial.co.uk

# 1, 2 & 3 Station Approach, Gordon Road, Carshalton, Surrey, SM5 3RF

## Location

The property is situated next to Carshalton Beeches Railway Station in a parade of shops just off the B278 at Carshalton Beeches .

## Description/Accommodation

The property comprises a terrace of three interlinked shop premises which have previously been used as an estate agents office for many years.

The approximate net internal floor areas are as follows:

Retail Area	64.59 sq m	695 sq ft
Storage Area	4.08 sq m	44 sq ft
<b>Total</b>	<b>68.67 sq m</b>	<b>739 sq ft</b>

## Terms

The property is available to let on a new full repairing and insuring lease for a term to be agreed at a rent of £16,500 per annum exclusive, plus VAT (if applicable) subject to contract.

## Use/Planning

We understand the property currently falls within Class A2 of the Uses Classes Order. The Landlord would consider alternative A1 retail uses, provided the proposed use does not involve the sale of alcohol.

## Legal Costs

Each party to be responsible for their own legal costs.

## Business Rates

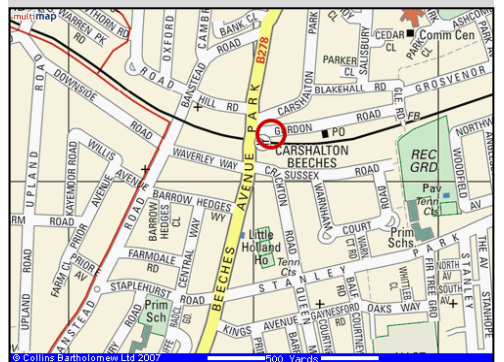
According to the Government website the Rateable Value is £11,000 and the UBR for 2011/12 is 42.6p in the £.

## Energy Performance Certificate

Awaiting Energy Performance Certificate,

## Viewing

Strictly by appointment with Agents  
**Gildersleve & Payne**  
Nick Payne MRCIS  
Or Jane Pearce BA Hons  
Tel: 01883 723888  
Email [info@gpcommercial.co.uk](mailto:info@gpcommercial.co.uk)



### **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](http://www.leaseingbusinesspremises.co.uk)

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