

TEL: 01883 723888

31 Station Road West,  
Oxted, Surrey, RH8 9EE

Southbridge House, Southbridge Place,  
Croydon, Surrey, CR0 4HA  
Email [info@gpcommercial.co.uk](mailto:info@gpcommercial.co.uk)

**GILDERSLEVE  
& PAYNE**

Commercial Property Consultants

## SHOP TO LET

[www.gpcommercial.co.uk](http://www.gpcommercial.co.uk)



12 The Broadway,  
Plough Lane, Beddington,  
Surrey, CR0 4QR

## 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.

## 12 The Broadway, Plough Lane, Beddington, Surrey, CR0 4QR

### Location:

The property forms part of a local shopping parade situated at the junction of Croydon Road (A232) and Plough Lane (B272) approximately midway between Croydon and Wallington.

### Accommodation:

The accommodation comprises a ground floor retail unit with storage area to the rear. The property benefits from rear access via a rear service road.

The approximate dimensions are as follows:

<b>Retail/Sales</b>	<b>31.77 sq m</b>	<b>(342 sq ft)</b>
WC		

### Terms:

The entire property is available to let on a new full repairing and insuring lease for a term to be agreed at a rent of £7,500 per annum exclusive, plus VAT (if applicable) subject to contract.

### Business Rates:

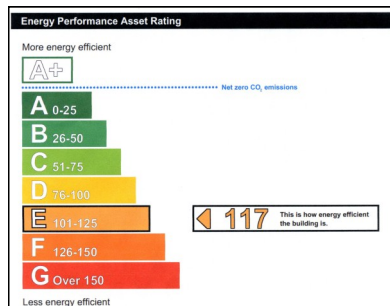
According to the Government website the property has a Rateable Value of £5,000. The UBR for 2011/12 is 42.6p in the £.

### Legal costs:

Each party to pay their own legal costs incurred in this transaction.

### Energy Performance Certificate:

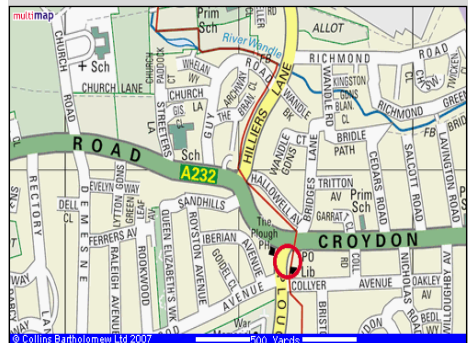
Available upon request.



### Viewing

Strictly by appointment  
with Agents Gildersleve & Payne

Nick Payne MRICS  
Or Jane Pearce BA Hons  
Tel: 01883 723888  
Email [info@gpcommercial.co.uk](mailto:info@gpcommercial.co.uk)



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### 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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Registered Office Address: Moorgate House, 7b Station Road West, Oxted, Surrey, RH8 9EE