

**TEL: 01883 723888**

31 Station Road West,  
Oxted, Surrey, RH8 9EE  
Email [info@gpcommercial.co.uk](mailto:info@gpcommercial.co.uk)  
[www.gpcommercial.co.uk](http://www.gpcommercial.co.uk)

**GILDERSLEVE  
& PAYNE**

Commercial Property Consultants

## RETAIL UNIT TO LET



**147 Addington Road, Selston,**  
**Surrey, CR2 8LH**

**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,*

## 147 Addington Road, Selsdon, Surrey, CR2 8LH

### Location:

The property is situated on the north side of Addington Road (A2022) which connects to the A232 Bromley to Beckenham and the A212 to Central Croydon. Junction 6 of the M25 is approximately 6 miles distant, providing access to the national motorway network. Various bus routes operate along these roads.

### Description/Accommodation:

The property forms part of a busy and well established shopping parade approximate net internal floor areas as follows:

Retail area:	50.98 sq m	(549 sq ft)
Kitchenette:	2.08 sq m	( 22 sq ft)
WC		
Shop Depth:	8.86 m	(29')
Frontage:	5.33 m	(17'5)

### Terms:

The property is available to let on a new lease for a term to be agreed at a rent of £13,500 per annum subject to contract and VAT (if applicable).

### Legal Costs:

The ingoing Tenant to be responsible for both parties' reasonable legal costs incurred in this transaction.

### Energy Performance Certificate:

Available.

### Business Rates:

According to the Government website the Rateable Value is £10,750 and the UBR for 2011/12 is 42.6p in the £.

### Viewing:

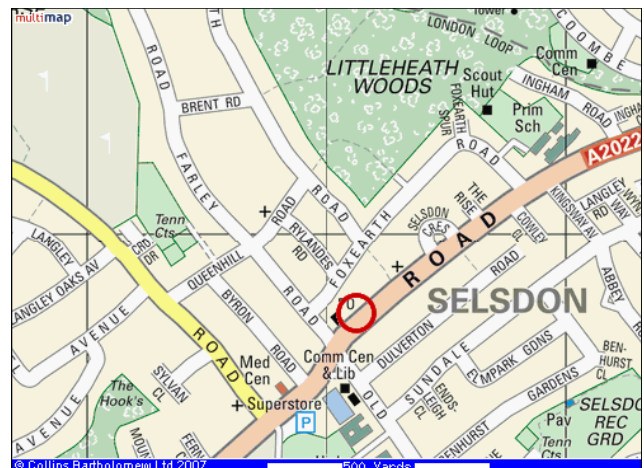
Strictly by appointment with Sole Agents  
Gildersleve & Payne  
Contact Nick Payne MRICS  
Tel: 01883 723888  
Email [info@pgcommercial.co.uk](mailto:info@pgcommercial.co.uk)

### 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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