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**GILDERSLEVE
& PAYNE**

Commercial Property Consultants

ONE UNIT REMAINING

**ADJOINING
RETAIL/OFFICE UNITS**

51.92 sq m (559 sq ft) to 125.96 sq m (1356 sq ft)

TO LET



**15-17 Stafford Road, Croydon,
Surrey, CR0 4NG**

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.

15-17 Stafford Road, Croydon, Surrey, CR0 4NG

Location:

The property is prominently located in Stafford Road, Croydon, close to the junction with the A23 Purley Way and within easy reach of central Croydon approximately one mile away. Waddon BR Station is close by and several bus routes pass the property.

Description:

The properties comprise two adjoining retail/office units with the following approximate net internal floor areas:

Number 15: 51.92 sq m (559 sq ft)

Number 17: 74.04 sq m (797 sq ft)

Terms:

The two units are available to let either individually or combined on new full repairing and insuring leases for a term of years to be agreed at the following rents subject to contract and VAT (if applicable)

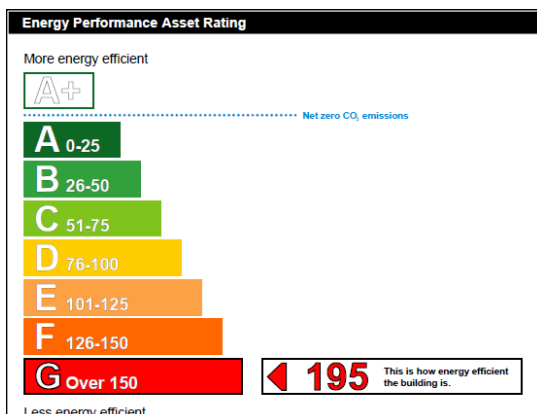
Number 15 £8,000 per annum exclusive

Number 17 LET

Legal Costs:

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

Energy Performance Certificate:



Business Rates

According to the Government website. Number 15 has a Rateable Value of £4,750 and number 17 has a Rateable Value of £5,700. The UBR for 2011/12 is 42.6p in the £.

Viewing:

By appointment with Sole Agents
Gildersleve & Payne

Contact Nick Payne MRICS

Tel: 01883 723888

Email 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.leasingbusinesspremises.co.uk



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