RETAIL SHOP WITH FLAT
TO LET

Location:
The property is well located within the main parade of shops in the centre of Whyteleafe fronting the A22 London to Eastbourne trunk road. There are good car parking facilities in the street outside and in adjoining car parks and public transport links are excellent with the bus service stopping outside and two main railway stations either side of the road at Whyteleafe and Upper Warlingham respectively.

Sat Nav: CR3 0EL

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.
The interior of the shop provides a clear retail area with stock room. To the rear is a shared fire escape corridor.

Included with the shop is a two bedroom split level flat (known as 21 Westview Avenue). The flat is accessed via Westview Avenue and comprises a good size kitchen and lounge on the first floor with two bedrooms on the second floor.

There is also a single garage allocated to the property located on Westview Avenue.

Terms:
A new lease is available without premium at a commencing rent of £23,000 per annum subject to contract and VAT (if applicable). The length of lease is negotiable and will be on standard full repairing and insuring terms.

Business Rates:
According to the Government website the property has a Rateable Value of £5,600 per annum. The UBR for 2018/19 is 48.0p in the £. Qualifying businesses may be able to claim Small Business Relief which will reduce the amount of rates payable. More details can be obtained from the local District Council.

Legal costs:
Each party to be responsible for their own legal costs.

Energy Performance Certificate:
Full information available upon request.

Viewing
Strictly by appointment with Sole Agents Gildersleve & Payne Contact Nick Payne MRICS Tel: 0208 686 4400 Email nickp@gpcommercial.co.uk or David Sutton BA (Hons) Email: davids@gpcommercial.co.uk

THE NET INTERNAL AREAS ARE AS FOLLOWS

| Retail | 46.67 sq m | 502 sq ft |

Description/Accommodation:

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