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**GILDERSLEVE
& PAYNE**

Commercial Property Consultants

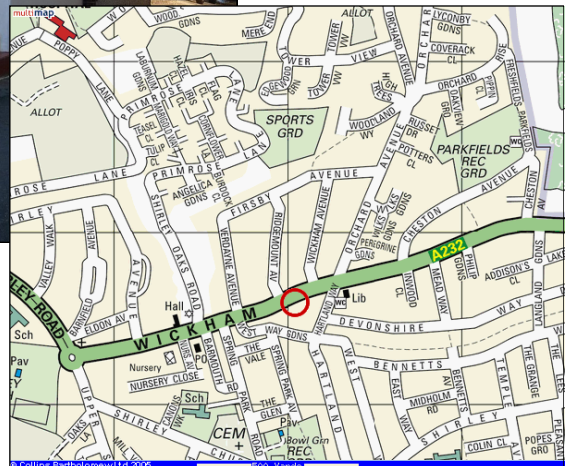
SHOP TO LET

www.gpcommercial.co.uk

6 MONTHS RENT FREE



248 Wickham Road,
Shirley,
Surrey, CR0 8BJ



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.

248 Wickham Road, Shirley, Surrey, CR0 8BJ

Location

The property occupies a prominent corner location on the main Wickham Road which is one of the primary transport routes linking the East side of Croydon with West Wickham. Whilst this part of Wickham Road is on a Red Route short term parking is available in the street and numerous side roads and to the rear of the shop. The local bus service also stops immediately opposite the property.

Description/Accommodation

The property comprises an end of terrace unit with substantial frontage to Wickham Road and a small return frontage to the side access road. One car parking space is available with additional car parking and storage available if required by separate negotiation.

There is separate access to the flat.

The approximate dimensions are as follows:

Internal Width	6.02m	(19'7)
Narrowing to	4.9m	(16'3)
Frontage	5.00m	(16'4)
Retail Area	52.0 sq m	(560 sq ft)

Terms

New full repairing and insuring lease for a term to be agreed at a rent of £13,000 pax subject to contract and VAT (if applicable).

Legal Costs

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

Energy Performance Certificate

Available for inspection upon request,

Business Rates

The Rateable Value is £7,600 and the UBR for 2011/12 is 42.6p in the £.

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

Viewing

Strictly by appointment
with Sole Agents
Gildersleve & Payne
Nick Payne MRICS
Or Jane Pearce BA Hons
Tel: 01883 723888
Email info@gpcommercial.co.uk



Energy Performance Certificate
Non-Domestic Building

248, Wickham Road
CROYDON
CR0 8BJ

Certificate Reference Number:
0480-0832-0149-4295-6002

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+ >25
A 26-25
B 26-50
C 51-75
D 76-100
E 101-125
F 126-150
G Over 150
Less energy efficient

116 This is low energy efficient for the building type

Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 61
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 139.2

Benchmarks

Buildings similar to this one could have rating as follows:
32 If newly built
86 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.