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**GILDERSLEVE
& PAYNE**

Commercial Property Consultants

SHOP TO LET

A1 USE



28 Surrey Street,
Croydon, Surrey,
CR0 1RG

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.

www.gpcommercial.co.uk

28 Surrey Street Croydon, Surrey, CR0 1RG

Location:

Surrey Street is a busy retailing position just to the South of the main retailing pitch of Croydon. Surrey Street is dominated by the street market held 6 days per week. Nearby occupiers include Iceland, KFC, Specsavers, Burger King, Hewitts of Croydon, Argos and Primark.

Tramlink passes close by with the George Street tram stop being less than 200 metres from the property. The property is located within the central Croydon Conservation Area.

Accommodation:

The premises comprise a ground floor shop with basement. The approximate net internal areas are as follows:

Ground Floor	71.50 sq m	(770 sq ft)
Basement	71.50 sq m	(770 sq ft)
Total	143 sq m	(1,540 sq ft)
Male & Female WC's and kitchen.		

Terms:

The property is available on a new full repairing and insuring lease for a term to be agreed at a rent of £30,000 pa plus VAT (if applicable) subject to contract.

Legal costs:

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

Service Charge:

To be advised

Business Rates:

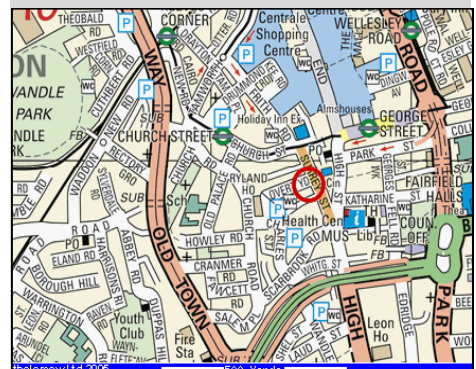
According to the Government website the property has a Rateable Value of £6,700. The UBR for 2011/12 is 42.6p in the £.

Energy Performance Certificate:

Awaiting Energy Performance Certificate.

Viewing

Strictly by appointment
with Agents Gildersleve & Payne
Nick Payne MRICS
Or Jane Pearce BA Hons
Tel: 01883 723888
Email 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

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