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**GILDERSLEVE
& PAYNE**

Commercial Property Consultants

SHOP TO LET



319 Brighton Road,
South Croydon, Surrey, CR2 6EQ

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,

319 Brighton Road, South Croydon, Surrey, CR2 6EQ

Location:

The property occupies a prominent position on the main London to Brighton Road. It is also on the main bus route between Croydon and Purley with access to the railway network via Purley Oaks and Sanderstead Stations which provide quick and easy access to East Croydon Station.

Description/Accommodation:

The property forms part of a terrace arranged over ground and lower floor levels with the following net internal areas:

Retail:	20.16 sq m	(217 sq ft)
Lower ground:	46.31 sq m	(497 sq ft)
Total	66.31 sq m	(714 sq ft)

Terms:

The property is available to let on a sub-lease for a term to be agreed. Rent on application.

Legal costs:

The incoming Tenant to be responsible for both parties' legal costs.

Energy Performance Certificate:

Awaiting Energy Performance Certificate

Business Rates:

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

Viewing:

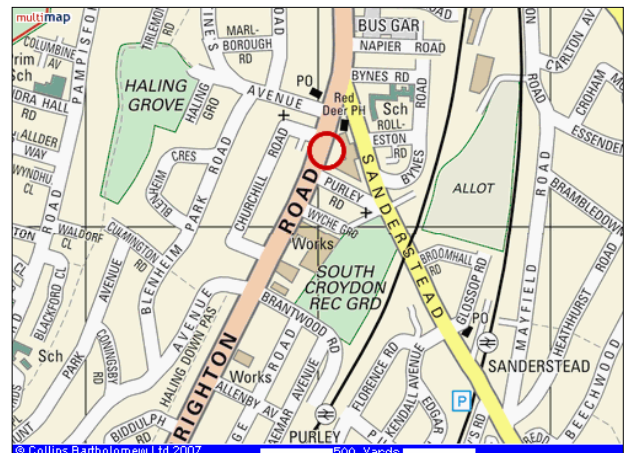
By appointment with Sole Agents
Gildersleve & Payne
Contact Nick Payne MRICS
Tel: 01883 723888
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Property Misdescriptions Act 1991

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 www.leasingbusinesspremises.co.uk



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