

TEL: 01883 723888

31 Station Road West,
Oxted, Surrey, RH8 9EE

Southbridge House, Southbridge Place,
Croydon, Surrey, CR0 4HA
Email info@gpcommercial.co.uk

**GILDERSLEVE
& PAYNE**

Commercial Property Consultants

www.gpcommercial.co.uk

GROUND FLOOR SHOP/OFFICE
WITH ADDITIONAL
FIRST FLOOR OFFICE SPACE
A1/A2 PLANNING

AVAILABLE TO LET



347 LOWER ADDISCOMBE ROAD, CROYDON,
SURREY CR0 6RG

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.

347 LOWER ADDISCOMBE ROAD, CROYDON, SURREY CR0 6RG

Location:

The premises are prominently situated fronting the main lower Addiscombe Road (A222) close to the junction with Blackhorse Lane. This section of Lower Addiscombe Road is a good local business centre with a mixture of office and retail. Occupiers in close vicinity to the premises include Ladbrokes Bookmakers, Barclays Bank and the Co-op Supermarket.

Accommodation:

The property comprises ground floor shop/offices with kitchen area, rear yard and storage with additional first floor office space. The premises were previously occupied by M B Allen Solicitors and are available due to their merger with Barfields, based in Central Croydon.

The property has the following approximate dimensions:

Ground Floor		
Retail/Office Area	41.9 sq m	451 sq ft
Kitchen Area	3.62 sq m	39 sq ft
External Storage	9.94 sq m	107 sq ft
First Floor		
Offices	40.23 sq m	433 sq ft

Terms:

The premises are available on a new full repairing and insuring lease for a period to be agreed at a rent of £10,000 per annum plus VAT (if applicable) subject to contract.

Legal costs:

Each party to be responsible for their own legal costs.

Business Rates:

According to the Government website the property has a Rateable Value of £7,400. The UBR for 2011/12 is 42.6p in the £.

Energy Performance Certificate:

Awaiting Energy Performance Certificate.

Property Misdescriptions Act 1991

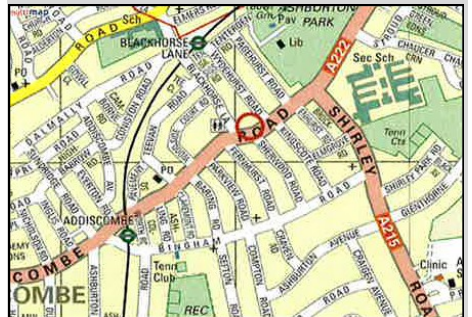
Please note the agents have not carried out a survey, have not made planning enquiries, nor tested any of the equipment, apparatus, fixtures, fittings, services or land and are not therefore able to verify their condition, or suitability for their purpose.

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 Joint Agents
Gildersleve & Payne
Nick Payne MRICS
Tel: 01883 723888
Email info@gpcommercial.co.uk
Or
Stuart Edwards Fullermoon
David Rundle/Jerry Taylor
Email: davidr@stuart-edwards.com



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