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**GILDERSLEVE
& PAYNE**
Commercial Property Consultants

www.gpcommercial.co.uk

LARGE RETAIL UNIT TO LET
WITH STORAGE AVAILABLE BY SEPARATE NEGOTIATION
AND ON SITE CAR PARKING



5-7 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.

5-7 SURREY STREET, CROYDON, SURREY, CR0 1RG

Location:

The premises are located on the west side of Surrey Street, close to and visible from the main Croydon High Street.

Surrey Street is a busy location in Central Croydon which accommodates the renowned daily market.

The premises are adjacent to the recently completed "cultural quarter" development which has enhanced the area.

Description/Accommodation:

The premises are arranged on ground and lower ground floors forming part of a two storey development known as Folly's End.

The premises have the benefit of rear access and on site parking and are available to let either as a whole or could be divided into smaller units. The approximate areas and dimensions are as follows:

Ground Floor	513.08 sq m	(5523 sq ft)
Frontage	21.94 m	72'

Terms:

The ground floor is available to let on a new effective full repairing and insuring lease for a term to be agreed, subject to 5 yearly upward only rent reviews.

Rent: £70,000 per annum exclusive plus VAT Subject to Contract.

Basement storage available by separate negotiation.

Legal costs:

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

Business Rates:

According to the Government website the property has a Rateable Value of £60,000. The UBR for 2011/12 is 43.3p 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.lettingbusinesspremises.co.uk

Viewing

For further information, or to arrange an inspection please contact Joint Sole Agents

Gildersleve & Payne

Nick Payne MRICS

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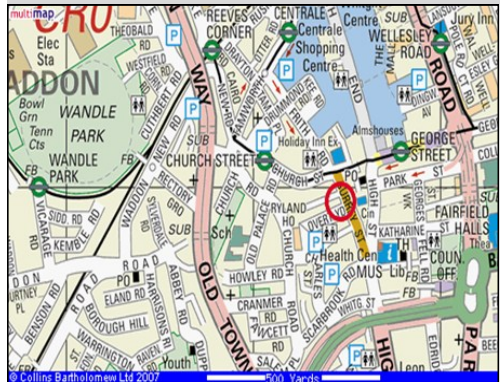
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