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**GILDERSLEVE
& PAYNE**

Commercial Property Consultants

SHOP & FLAT TO LET

(A3/A5 Considered Subject to Planning)



58 Chapel View, South Croydon,
Surrey, CR2 7LF

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.

58 Chapel View, South Croydon, Surrey, CR2 7LF

Location:

The property is located in Chapel View, half a mile from Coombe Lane (A212) which is a main road leading into Central Croydon and approximately 4 miles from Central Croydon. Various bus services operate along Coombe Lane and both Coombe Lane and Gravel Hill Tramlink Stations are within easy walking distance of the property.

Description/Accommodation:

The property forms part of a local parade and comprises a ground floor retail unit with a self-contained flat above.

Until recently the ground floor unit was operating as a hairdressing salon. As currently laid out it would be ideally suited for continued use as a hairdressing businesses but would be equally suitable for other retail uses.

The approximate net internal floor area is as follows:

Sales Area:	52.95 sq m	(570 sq ft)
Storage:	1.95 sq m	(21 sq ft)

Total	54.9 sq m	(591 sq ft)
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Above the retail unit is a self contained two bedroom flat accessed from the rear of the property. The accommodation comprises 2 bedrooms, lounge/dining room, kitchen, bathroom and wc.

Terms:

The property is available to let on a new full repairing and insuring lease for a term to be agreed at a rent of £13,000 per annum exclusive plus VAT (if applicable), subject to contract.

Business Rates:

According to the Government website the commercial element of the property has a Rateable Value of £6,200 and the UBR for 2011/12 is 42.6p in the £. The flat is Council Tax Band C.

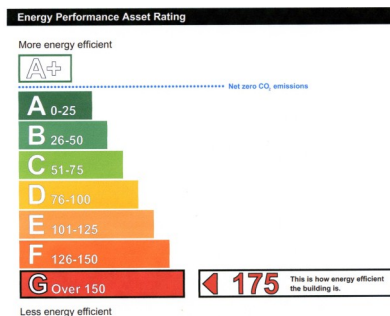
Legal Costs:

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

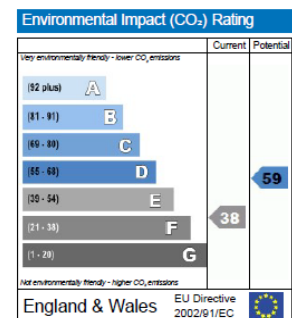
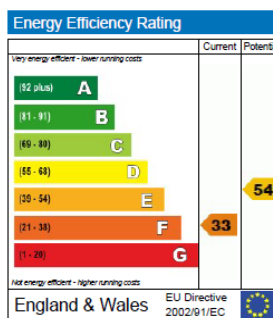
Viewing:

**Strictly by appointment with Sole Agents
Gildersleve & Payne
Contact Nick Payne MRICS
Tel: 01883 723888
Email info@gpcommercial.co.uk**

Energy Performance Certificate: Ground floor Commercial:



First Floor Flat::



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 Licensed 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

