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**GILDERSLEVE  
& PAYNE**

Commercial Property Consultants

## FORMER AMUSEMENT ARCADE SITUATED IN CENTRAL CROYDON

### TO LET (MAY SELL)

[www.gpccommercial.co.uk](http://www.gpccommercial.co.uk)



**62 High Street, Croydon,  
Surrey, CR0 1NA**

## 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.*

# 62 High Street, Croydon, Surrey, CR0 1NA

## Location:

The property is situated in a busy Central Croydon location fronting Croydon High Street within easy reach of Croydon's extensive amenities.

The location benefits from a healthy mix of independent and national retailers.

## Description/Accommodation:

The premises are arranged over ground floor and basement with the following approximate areas:

Sales Area	84.93 sq m	(914.3 sq ft)
Basement	Not measured	
WC's		

## Planning:

We are advised that the premises benefit from a sui Generis planning use.

## Terms:

The premises are available on a full repairing and insuring lease of £29,000 per annum exclusive for a period of years to be agreed., subject to contract and VAT (if applicable).

Alternatively our Client may consider a sale of the freehold interest.

## Legal Costs:

Each party is to bear their own legal costs incurred in the transaction.

## Business Rates:

According to the Government website the property has a Rateable Value of £22,250. The UBR for 2011/12 is 43.3p in the £.

## Energy Performance Certificate:

Awaiting Energy Performance Certificate.

## Viewing

Strictly by appointment  
with Joint Agents Gildersleve & Payne  
Contact Nick Payne MRICS  
Tel: 01883 723888

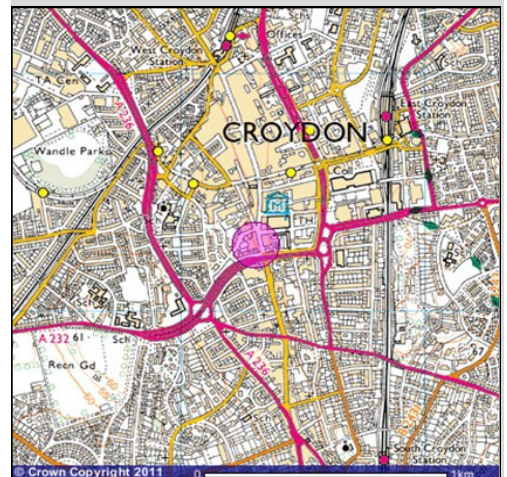
Email [info@gpcommercial.co.uk](mailto:info@gpcommercial.co.uk)  
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Stuart Edwards Fullmoon

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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.leaseingbusinesspremises.co.uk](http://www.leaseingbusinesspremises.co.uk)

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