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**GILDERSLEVE
& PAYNE**

Commercial Property Consultants

A1/A2 SHOP/OFFICE UNIT TO LET

(A3/A5 Subject to Planning)



76 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.

76 High Street, Croydon, Surrey, CR0 1NA

Location:

The property is situated in a busy stretch of the High Street close by to a number of multiple retailers including the Milletts, Toni & Guy and Greggs Bakers.

Public transport facilities are excellent being within easy walk of East Croydon Station and Tramlink. Numerous bus services operate along the High Street.

Description/Accommodation:

The accommodation available comprises the ground floor and basement. The ground floor benefits from a suspended ceiling with fluorescent lighting and air cooling.

The ground floor was previously used as a Betting Office and has the benefit of A2 Consent.

The approximate net internal floor areas are as follows:

Ground floor:	44.24 sq m	(476 sq ft)
Basement:	53.56 sq m	(577 sq ft)
Total	<u>97.80 sq m</u>	<u>(1053 sq ft)</u>

Terms:

The property is available to let on a new lease for a term to be agreed at a rent of £33,000 per annum exclusive plus VAT (if applicable) subject to contract.

Legal costs:

Each party to bear their own legal costs

Energy Performance Certificate:

Awaiting Energy Performance Certificate

Business Rates:

According to the Government website the property has a Rateable Value of £16,000. 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
Email info@gpcommercial.co.uk

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



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