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**GILDERSLEVE  
& PAYNE**

Commercial Property Consultants

# PROMINENT A1/A2 RETAIL UNIT TO LET

(With Car Parking)



**77 South End, Croydon, Surrey, CR0 1BF**

**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,*

# 77 South End, Croydon, Surrey, CR0 1BF

## Location:

The property occupies a prominent corner position at the junction of Aberdeen Road and Brighton Road in the centre of the local business district of South Croydon.

The main clearing Banks are located nearby and South Croydon Railway Station is within a quarter of a mile of the property.

## Description/Accommodation:

The accommodation is arranged over ground, first and second floors, generally arranged in an open plan layout but with some individual offices. Two car parking spaces are available with the property.

The approximate net internal floor area is as follows:

Ground Floor:	
Retail	75.07 sq m ( 808 sq ft)
Storage	22.76 sq m ( 245 sq ft)
First Floor	
Showroom	61.41 sq m ( 661 sq ft)
Second floor	
Storage	25.73 sq m ( 277 sq ft)
<b>Total:</b>	<b>184.97 sq m (1991 sq ft)</b>

## Terms:

The property is available to let on a new full repairing and insuring lease for a period to be agreed at a rent of £25,000 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 £15,250 and the UBR for 2011/12 is 43.3p in the £.

## Legal Costs:

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

## Energy Performance Certificate:

## Viewing:

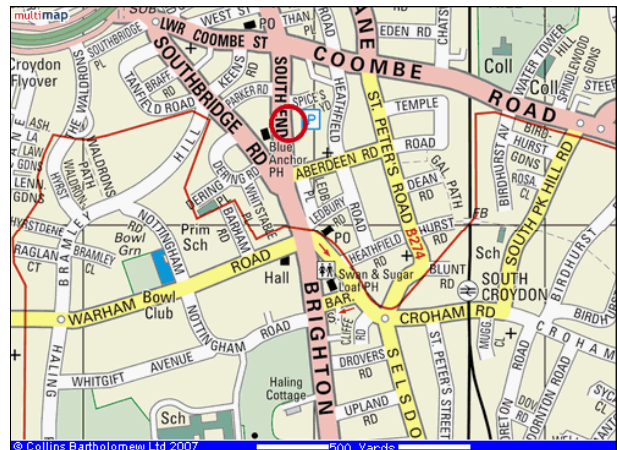
Strictly by appointment with Sole Agents  
Gildersleve & Payne  
Contact Nick Payne MRICS  
or Jane Pearce BA (Hons)  
Tel: 01883 723888  
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## Property Misdescriptions Act 1991

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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