RETAIL SHOP TO LET

Location:
The shop is situated at the northern end of Station Road East next door to Sainsbury’s with Boots, Waitrose, Lorrimers, Cafe Nero, Costa Coffee, Pizza Express and other well known multiples and private retailers close by. The main railway station to London via East Croydon is within walking distance. Junction 6 of the M25 is approximately 3 miles distant.

Sat Nav: RH8 0QA

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.
**Description/Accommodation:**
The accommodation comprises a clear retail area with kitchenette and wc to the rear with a staircase down to a useable basement with a head height of between 5’ and 6’1”.

**Terms:**
To let by way of an assignment of an existing lease for a term of ten years from 03.07.2009 (3 years remaining) at a rent of £20,000 per annum. Alternatively a new lease may be available on terms to be agreed. Please note that the business may also be for sale. Please enquire for more information.

**Legal costs:**
Each party to be responsible for their own legal costs.

**Business Rates:**
According to the Government website the Rateable Value is £11,500. The UBR for 2016/7 is 48.4p in the £.

**Energy Performance Certificate:**
Full information available upon request.