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**GILDERSLEVE
& PAYNE**

Commercial Property Consultants



93b Banstead Road,
Carshalton Beeches,
Surrey,
SM5 3NP

GROUND FLOOR SHOP TO LET

Location:

The premises are situated on the Banstead Road in Carshalton Beeches, a busy and popular location a short distance from Carshalton and Sutton. Carshalton Beeches Train Station is within a short walking distance.

Sat Nav: SM5 3NP

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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.

Energy Performance Certificate
Non-Domestic Building



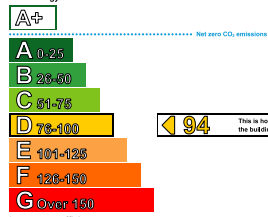
93b Banstead Road
CARSHALTON
SMS 2NP

Certificate Reference Number:
0960-6910-0338-9170-8000

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient



Technical Information

Main heating fuel: Grid Supplied Electricity
 Building environment: Heating and Natural Ventilation
 Total useful floor area (m²): 27
 Assessment Level: 3
 Building emission rate (kgCO₂/m² per year): 156.85
 Primary energy use (kWh/m² per year): 927.79

Benchmarks

Buildings similar to this one could have ratings as follows:
 28 If newly built
 81 If typical of the existing stock



THE APPROXIMATE NET INTERNAL AREA

Retail/Sales Area

250 sq ft

Description/Accommodation:

The accommodation available comprises the ground floor of a two storey property forming part of a terrace of similar properties.

Other occupiers in the Parade include Coral, CoOp, Lloyds Pharmacy and a number of independent and local retailers.

Lease:

The property is available to let on a new effective full repairing and insuring lease for a term of years to be agreed.

Rent:

£9,500 per annum exclusive, Subject to Contract and VAT (if applicable)

Business Rates:

According to the Government website the Rateable Value is £4,050 pa. The UBR for 2018/19 is 48.0p in the £.

Legal costs:

Each party to be responsible for their own legal costs.

Energy Performance Certificate:

Full details available upon application.

Viewing

Strictly by appointment with Sole Agents Gildersleve & Payne Nick Payne MRICS Email: nickp@gpcommercial.co.uk or David Sutton BA (Hons) Email: davids@gpcommercial.co.uk Tel: 020 8686 4400

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 institution and trade associations or through the website www.lettingbusinesspremises.co.uk

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