

TEL: 01883 723888

31 Station Road West,
Oxted, Surrey, RH8 9EE

Southbridge House, Southbridge Place,
Croydon, Surrey, CR0 4HA
Email info@gpcommercial.co.uk



RETAIL UNIT (A1/A2/A3/A5 Use) TO LET

Reduced Rent



95a SOUTH END,
CROYDON, SURREY, CR0 1BG

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.

www.gpcommercial.co.uk

95a SOUTH END, CROYDON, SURREY, CR0 1BG

Location:

The property is located on the east side of South End 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 premises are arranged over ground and basement floors with the following approximate net internal areas:

Shop	62.80 sq m	(676 sq ft)
Basement	78.40 sq m	(844 sq ft)
Preparation area	8.36 sq m	(90 sq ft)
Stores/Office	17.26 sq m	(186 sq ft)
Changing Room	5.85 sq m	(63 sq ft)
Total	172.69 sq m	(1859 sq ft)

Terms:

The ground floor is available to let on a new effective full repairing and insuring lease for a term to be agreed, at a rent of £17,500 per annum exclusive plus VAT Subject to Contract.

Legal costs:

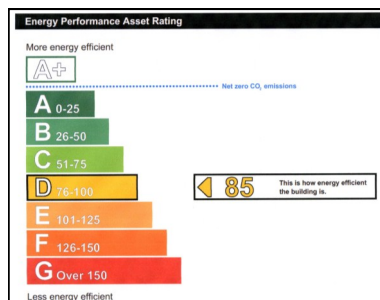
Each party to pay their own legal costs incurred in this transaction.

Business Rates:

According to the Government website the property has a Rateable Value of £14,750. The UBR for 2012/13 is 45p in the £.

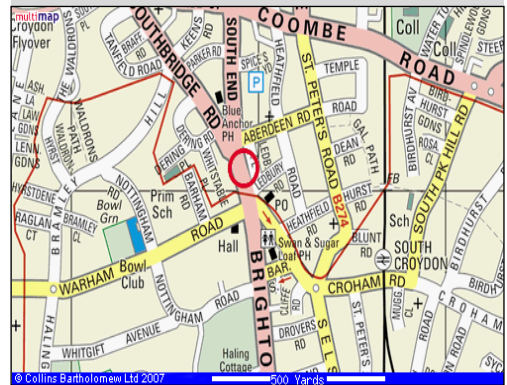
Energy Performance Certificate:

Available



Viewing

For further information, or to arrange an inspection please contact Sole Agents
Gildersleve & Payne
Nick Payne MRICS
Or
Jane Pearce BA (Hons)
Tel: **01883 723888**
Email info@gpcommercial.co.uk



© Collins Bartholomew Limited (2005); Reproduced by Permission of HarperCollins Publishers Limited

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

Gildersleve & Payne and GP Commercial are trading names of PFG Properties Limited.
Registered Company No 4841473 Company Registered in England