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**GILDERSLEVE  
& PAYNE**

Commercial Property Consultants

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## SHOP TO LET



54-56 Shirley Road,  
Addiscombe, Croydon,  
Surrey, CR0 7EP



**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,*

## 54-56 Shirley Road, Addiscombe, Croydon, Surrey, CR0 7EP

### Location

The property is situated on Shirley Road (A215) close to the junction with Addiscombe Road, (A222) approximately 2.25 miles to the East of Croydon Town Centre.

Various bus services operate along Shirley Road and Addiscombe Road. Blackhorse Lane Tramlink Station is within walking distance of the property providing quick and easy access to central Croydon.

### Description/Location

The two retail units form part of a parade and have the following approximate net internal floor areas:

Number 54	35.63 sq m	(385 sq ft)
Number 56	97.31 sq m	(1047 sq ft)
<b>Total</b>	<b>132.94 sq m</b>	<b>(1431 sq ft)</b>

### Terms

A new lease for a term to be agreed at an initial rent of:

Number 54	-	LET
Number 56	-	£15,000 pa

subject to contract and VAT (if applicable)

### Legal Costs

The ingoing Tenant to be responsible for both parties' reasonable legal costs incurred in this transaction.

### Energy Performance Certificate

Awaiting Energy Performance Certificate

### Business Rates

The combined Rateable Value is £7,100 and the UBR for 2011/12 is 42.6p in the £.

### 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)

### Viewing

Strictly by appointment  
with Agents Gildersleve & Payne

Nick Payne MRICS  
Or Jane Pearce BA Hons  
Tel: 01883 723888  
Email [info@gpcommercial.co.uk](mailto:info@gpcommercial.co.uk)

