USE CLASS E UNIT
TO LET

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G&P PROPERTY
COMMERCIAL FOCUS

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USE CLASS E
RETAIL UNIT WITH REAR OFFICE
(Suitable for a range of uses)
TO LET

Viewing by appointment

G&P Property
21-23 Southbridge Place
Croydon
Surrey, CR0 4HA

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Location

The property is situated in Ross Parade close to the Centre of Wallington which has a wide range of multiple and independent retailers. Wallington Railway Station is a short walk from the property.

Description/Accommodation

The property is at the end of a Parade of retail properties. The accommodation available comprises a ground floor retail unit with rear offices and is suitable for a range of different uses.

Both shop and offices are carpeted and have wc and kitchen facilities. There is air cooling to the rear office area.

There is rear access and car parking.

Use

Use Class E

Internal Area

Net internal areas as follows:

Retail	39.63 sq m	427 sq ft
Office	48.75 sq m	492 sq ft
Total	**85.37 sq m**	**919 sq ft**
Gross Frontage	8.25 m	27 ft

Terms

The property is available on a new Lease for terms to be agreed at a rent of £15,000 per annum plus VAT (if applicable), subject to contract.

Business Rates

According to the Government website the property has a Rateable Value of £6,600. The UBR for 2023/2024 is 49.9p in the £.

Legal costs

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

Energy Performance Certificate

The Energy Performance Rating fort this property is: C (51)

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