

Use Class E

TO LET

020 8686 4400

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G&P PROPERTY
COMMERCIAL FOCUS

 **177 Selsdon Park Road**
Selsdon, South Croydon, Surrey, CR2 8JJ



Use Class E Property To Let

- Male & Female WC's
- Kitchen facilities
- Gas central heating
- Suspended ceilings
- Rear loading and vehicle access
- Free parking at the front of the property

Viewing by appointment

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

020 8686 4400

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Location

The property is located just off the A2022 on a busy local shopping parade, which lies between Selsdon and New Addington. The A2022 provides access west to the Purley Way (A23, approx 4 miles from the property), which in turn provides access south to the M25 at Junction 7. The area benefits from excellent tram links north to South Croydon and Wimbledon, with the Gravel Hill and Addington Village tram stops within walking distance of the property.

Description/Accommodation

The accommodation comprises self-contained double fronted retail premises with well presented rear storage as well as staff wc's, fully fitted kitchen and staff break-out area. There is also a single car garage located to the rear of the property which could be included but the Landlord will retain if not required.

Use

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Internal Area

Net internal areas as follows:

Retail	58.34 sq m	628 sq ft
Rear Storage	29 sq m	313 sq ft
Total	87.42 sq m	941 sq ft

Terms

The property is available to let on a new full repairing and insuring lease for a term to be agreed at a rent of £22,000 per annum exclusive plus VAT (if applicable), this is to include the single car garage at the rear of the property, if the garage is not required a rent of £20,000 per annum is sought for the shop alone. Subject to Contract.

Business Rates

According to the Government website the combined Rateable Value is £15,000. The UBR for 2023/24 is 59.9p in the £. NB Small Business Relief may apply.

Legal costs

Each party to bear their own legal costs.

Energy Performance Certificate

Awaiting Energy Performance Certificate



Property Misdescriptions Act

G&P Property for themselves and for Vendors or Lessors of this property whose Agents they are, give notice that:

1. The particulars are produced in good faith, are set out as a general guide only and do not constitute any form of a Contract.
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