

SHOP TO LET

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G&P PROPERTY
COMMERCIAL FOCUS

 **211 Godstone Road**
Whyteleafe, Surrey, CR3 0EL



GROUND FLOOR SHOP TO LET

- Primarily open plan retail space
- Kitchen & WC to rear
- Additional storage to rear
- Centrally located in a well used retail parade

Viewing by appointment

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

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 **211 Godstone Road**
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Location

The premises are well situated in the heart of Whyteleafe Village occupying a prominent location fronting the A22 Godstone Road. Whyteleafe benefits from a range of local shops, restaurants, pubs and other amenities including a Post Office.

Whyteleafe also benefits from good road and rail connections with Junction 6 of the M25 close-by at Godstone. Whyteleafe and Upper Warlingham Railway Stations are within walking distance providing regular services to Croydon and London.

Description/Accommodation

The property comprises of a primarily open plan retail space fronting the Godstone Road with storage space to the rear as well as a separate office, kitchen and WC. There is additional external storage which is included within the demise of the property.

Use

Any Use under Class E

Internal Area

Net internal areas as follows:

Retail	26.78 sq m	288 sq ft
Rear Storage/Retail	11.02 sq m	119 sq ft
Storage/Office	9.55 sq m	102 sq ft
Kitchen	2.09 sq m	23 sq ft
Total	49.44 sq m.	532 sq ft

Terms

The property is available to let on a new effective full repairing and insuring lease for a term of years to be agreed at a rent of £12,500 per annum.

Business Rates

According to the Government Website the current Rateable Value of the retail property is £5,600. The UBR for 2021/22 is 49.9p in the £. NB: Small Business Relief may apply. For more details contact the Business Rates Department at Croydon Council.

Legal costs

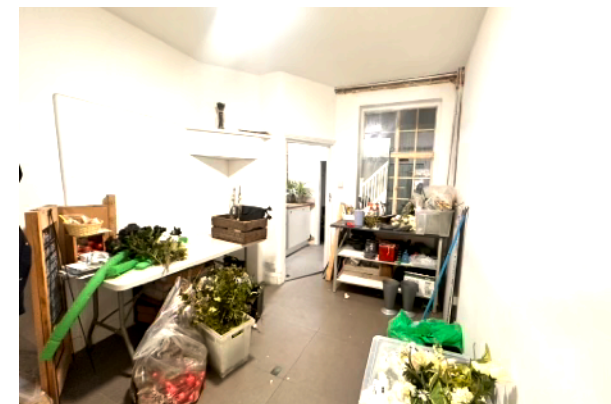
Each party to be responsible for their own legal costs.

Energy Performance Certificate

Awaiting Energy Performance Certificate



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Property Misdescriptions Act

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