

Use Class E


TO LET

020 8686 4400

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G&P PROPERTY
COMMERCIAL FOCUS

 240 Mitcham Road,
Croydon, Surrey, CR0 3JL



**USE CLASS E
RETAIL/OFFICE UNIT**

TO LET

Viewing by appointment


G&P Property
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 **240 Mitcham Road,**
Croydon, Surrey, CR0 3JL



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Location

The property is situated on Mitcham Road, Croydon close to the intersection with Canterbury Road and Thornton Road.

Description/Accommodation

The property comprises an end of terrace unit forming part of a local neighbourhood Parade. The accommodation available comprises the ground floor suitable for retail or office use.

The accommodation benefits from the following amenities.

- * Suspended ceiling with recessed fluorescent lighting
- * Woodstrip flooring
- * Kitchen
- * Security Shutter

Internal Area

Net internal areas as follows:

| | | |
|---------------|-------------------|------------------|
| Ground Floor | | |
| Retail/Office | 42.92 sq m | 492 sq ft |
| Ancillary | 7.62 sq m | 82 sq ft |
| Total | 50.54 sq m | 544 sq ft |

Terms

The property is available on a new effective full repairing and insuring Lease for a term to be agreed.

Rent

£13,000 per annum exclusive plus VAT (If applicable),
Subject to contract.

Business Rates

According to the Government website the property has a Rateable Value of £11,500. The UBR for 2023/24 is 49.9p in the £.

Legal costs

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

Energy Performance Certificate

Energy Performance Rating: D (100)



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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