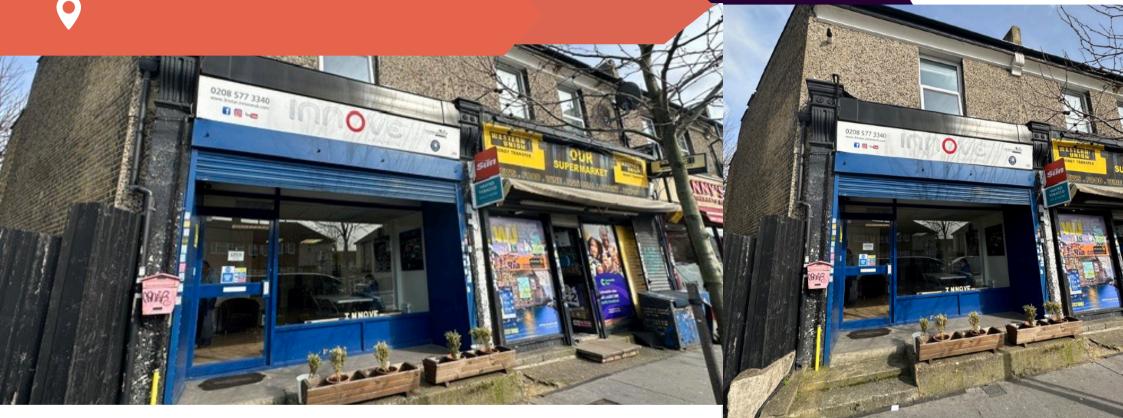
Use Class E

020 8686 4400 GPCOMMERCIAL.CO.UK





USE CLASS E RETAIL/OFFICE UNIT

TO LET

Viewing by appointment

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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:

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

Terms

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

Rent

 \pounds 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 \pounds .

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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