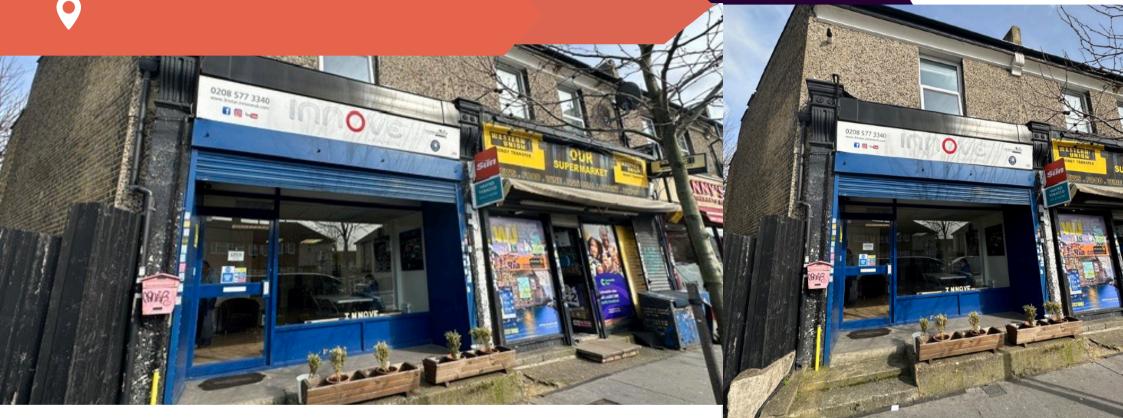
# Use Class E

### **020 8686 4400** GPCOMMERCIAL.CO.UK





# USE CLASS E RETAIL/OFFICE UNIT

## **TO LET**

#### Viewing by appointment

G&P Property 21-23 Southbridge Place Croydon Surrey, CR0 4HA Nick Payne MRICS nickp@gpcommercial.co.uk

David Sutton BA (Hons) davids@gpcommercial.co.uk

020 8686 4400

info@gpcommercial.co.uk

#### 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.

2. No Person in the employment of G & P Property has any authority to make or give any representative warranty whatsoever in relation to this property.