

USE CLASS E
TO LET

020 8686 4400
GPCOMMERCIAL.CO.UK



G&P PROPERTY
COMMERCIAL FOCUS

 **289 Wickham Road**
Shirley, Surrey, CR0 8TJ



SHOP TO LET

USE CLASS E

- Use Class E Currently operating as a Hair & Beauty Salon (Potential for other businesses under Use Class E)
- Two treatment rooms
- 3 Hairdressing stations
- Staff room/storage facilities
- Alarm system
- Gas fired central heating

Viewing by appointment

G&P Property
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Croydon
Surrey, CR0 4HA

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Location

The property occupies a prominent position on the main Wickham Road close to the junction with Orchard Way. Wickham Road is one of the primary transport routes linking the East side of Croydon with West Wickham. Whilst this part of Wickham Road is on a Red Route, short term parking is available in the street and numerous side roads and at the front of the property. Local bus services operate along Wickham Road and there is a bus stop close by the property.

Description/Accommodation

The property forms part of a terrace with substantial frontage to Wickham Road. Behind the main retail area is a wc and storeroom/staffroom. There is rear access for servicing.

The property is currently used as a Hair & Beauty Salon with two treatment rooms and three hairdressing stations.

Use

Use Class E.

There is potential for other business uses under Use Class E.

Internal Area

Net internal areas as follows:

Retail area	47.26 sq m	509 sq ft
Storeroom	9.91 sq m	107 sq ft
Total	57.17 sq m	616 sq ft
Frontage	4.80m	15'7

Terms

The property is available to let by way of a new Lease for a term to be agreed at a rent of £18,000 per annum exclusive plus VAT (if applicable), subject to Contract.

Business Rates

According to the Government website the property has a Rateable Value of £13,500. The UBR for 2023/24 is 49.9p in the £.

Legal costs

Each party is to bear their own legal costs incurred in the transaction.

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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