

291/293 High Street,
CROYDON, Surrey, CR0 1QL



LONG LEASEHOLD FOR SALE GROUND FLOOR OFFICE/RETAIL UNIT / USE CLASS E

86.21 sq m (1040 sq ft)

- Prominent Location
- Use Class E
- NCP car park close by
- Double shop front
- Good natural light

Viewing by appointment

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

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Location

This ground floor property is situated in a prominent location on Croydon High Street at its junction with Thanet Place. Nearby occupiers include Leaders Estate Agents, Streets Ahead, Galicia Tapas Bar Restaurant, Anabella's Kitchen and Post office.

There is also an NCP close by and parking permits are available from Croydon Council. The property is within a short walking distance of East Croydon Railway Station and has multiple bus routes nearby.

Description/Accommodation

The property comprises a ground floor open-plan office/retail space refurbished to a very high standard. The accommodation benefits from excellent road frontage with good natural light and benefits from the following amenities:

Amenities Include:

- * Door Entry-phone
- * Suspended ceiling
- * Wood flooring
- * Security Alarm
- * Ample storage facilities
- * Air conditioning
- * Gas Central Heating
- * Rear Courtyard
- * Kitchen with Breakfast Bar area
- * Microwave
- * Refrigerator
- * Dishwasher

Internal Area

Net internal areas as follows:

Ground Floor 86.21 sq m 1040 sq ft

Terms

The property is available by way of a Long Leasehold interest at a price of £300,000.

Tenancies

The property is subject to a Lease to Imperial Construction Services Group Limited on a five year Lease from 19th October 2020 at a rent of £22,000 per annum.

Business Rates

According to the Government website the Rateable Value is £21,750. 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 Certificate available upon request.



Property Misdescriptions Act

G&P Property for themselves and for Vendors or Lessors of this property whose Agents they are, give notice that:

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