

Office/Retail Unit USE CLASS E

TO LET

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G&P PROPERTY
COMMERCIAL FOCUS

 291 Brighton Road,
South Croydon, Surrey, CR2 6EQ



**OFFICE/RETAIL UNIT
TO LET
USE CLASS E**

TO LET

- Visible roadside location
- Close proximity to mainline railway station
- Air conditioning
- Excellent condition internally

Viewing by appointment

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

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South Croydon, Surrey, CR2 6EQ**

Location

The property occupies a good position within a retail parade on the Brighton Road in South Croydon opposite St Augustines Avenue and close to the junction with the B269 Sanderstead Road. The A235 Brighton Road provides a link into Central London and connects with the A23 and A22 at Purley Cross, approximately one mile to the South. The A22 and A23 both connect with the M25 approximately six miles to the South.

Sanderstead Station is approximately 700m to the south east and provides Southern services into London Bridge and Victoria Stations.

Description/Accommodation

The property forms part of a Parade of similar commercial properties. The accommodation itself is arranged over ground and first floors and would suit a number of different uses, both retail, office and other (Subject to Planning).

Use

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Internal Area

Net internal areas as follows:

Ground Floor		
Sales	29.16 sq m	314 sq ft
Rear Office	11.22 sq m	121 sq ft
Kitchen	3.98 sq m	43 sq ft
First Floor	24.84 sq m	267 sq ft
Total	69.20 sq m	745 sq ft

Terms

The property is available to let on a new effective full repairing and insuring lease for a term of years to be agreed at a rent of £13,500 per annum plus VAT (if applicable).

Business Rates

According to the Government website the Rateable Value is £8,400 pa. The UBR for 2025/6 is 49.9p in the £. Small Business Relief may apply.

Legal costs

Each Party to pay their own legal costs incurred in this transaction.

Energy Performance Certificate

The Energy Performance Rating is D (95). More information available upon request.



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Property Misdescriptions Act

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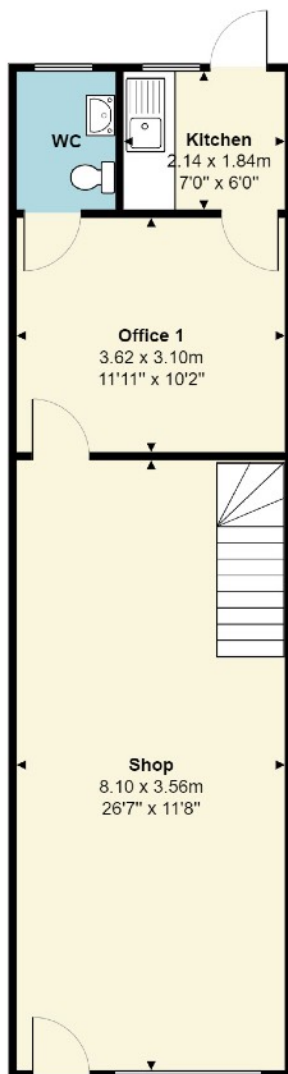


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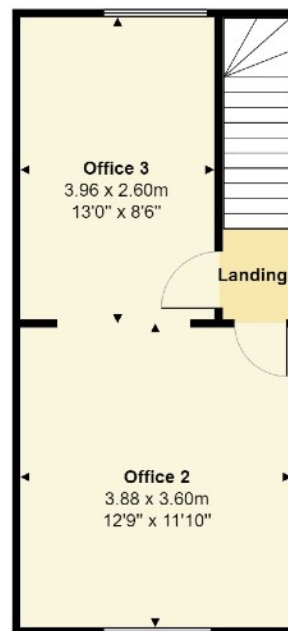
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Total Floor Area: 75.5 m² ... 813 ft²

Measurements are approximate, not to
scale and for illustrative purposes only.
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Ground Floor
Total Floor Area 46.9 m² ... 505 ft²



First Floor
Total Floor Area 28.6 m² ... 308 ft²