

Use Class E Office/Retail

TO LET

020 8686 4400

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G&P PROPERTY
COMMERCIAL FOCUS

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



USE CLASS E OFFICE/RETAIL UNIT TO LET

- Prominent position
- Close to local transport
- Forecourt

Viewing by appointment

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

020 8686 4400

info@gpcommercial.co.uk

Nick Payne MRICS
nickp@gpcommercial.co.uk
David Sutton BA (Hons)
davids@gpcommercial.co.uk

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Location

The property occupies a prominent position on the main Wickham Road close to the junction with Orchard Avenue. 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. There is one allocated parking space on the front forecourt outside the shop.

Local bus services operate along Wickham Road and there is a bus stop close by to the property.

Description/Accommodation

The property forms part of a terrace with substantial frontage to Wickham Road. Behind the main retail area is a separate office, wc and kitchenette.

Internal Area

Net internal areas as follows:

Ground Floor	54.35 sq m	585 sq ft
Kitchenette	1 sq m	11 sq ft
Total	55.35 sq m	596 sq ft

Terms

The property is available to let on a new full repairing and insuring basis 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 £13,000. The UBR for 2024/25 is 49.9p in the £.

Legal costs

Each side to be responsible for their own legal costs.

Energy Performance Certificate

The Energy performance Rating is B (47) Full information available upon request.



Property Misdescriptions Act

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