

USE CLASS E UNIT  
**TO LET**

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



**G&P PROPERTY**  
COMMERCIAL FOCUS

 **305-309 Brighton Road**  
South Croydon, Surrey, CR2 6EQ



**TRIPLE FRONTED**  
**USE CLASS E UNIT**  
**TO LET**

- Main Road Frontage
- Triple Fronted
- W/C and Kitchenette

### Viewing by appointment

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

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### Location

The property is located midway along Brighton Road, South Croydon in the main retail area. Brighton Road forms the connecting road between South Croydon and Purley and is a busy commuter route with excellent passing traffic and public transport.

The area benefits from large and small retail units resulting in high pedestrian flow through the area. There are short term pay and display parking on side roads and in front of shops.

### Description/Accommodation

The property comprises a triple fronted retail unit currently in use a kitchen showroom.

The property benefits from a kitchenette and W/C to the rear.

The property would suite a variety of uses.

### Use

Use Class E

### Internal Area

Net internal areas as follows:

Ground Floor 55.7 sq m 600 sq ft

### Terms

The property is available on a new lease for terms to be agreed at a rent of £21,500 per annum plus VAT (if applicable), Subject to contract.

### Business Rates

According to the Government Website the property has a Rateable value of £18,000. The UBR for 2023/24 is £49.9 p in the £. Small Business Relief may apply. More information available from Croydon Council.

### Legal costs

Each party to be responsible for their own legal costs incurred in this 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.
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.