

USE CLASS E
TO LET

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GPCOMMERCIAL.CO.UK



G&P PROPERTY
COMMERCIAL FOCUS

 **56 Central Parade**
New Addington, Croydon, Surrey, CR0 0JD



**USE CLASS E UNIT
TO LET**

- Open plan ground floor retail space
- Air conditioned
- Excellent passing trade
- Ample parking
- Rear vehicle access

Viewing by appointment with Joint Sole Agents

G&P Property

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Location

The property is situated in Central Parade, being a well established retail parade in the heart of New Addington. The Parade includes the CoOp, Iceland, Greggs and KFC as well as a number of independent and local retailers.

New Addington is on the Tramlink and therefore has the benefit of easy access to Central Croydon.

New Addington forms part of a Business Improvement District and is benefiting from expenditure on improvements to the local infrastructure including a new Sports Hall Complex.

Description/Accommodation

The property comprises a ground floor retail area with rear vehicular access and car parking. The property benefits from gas fired central heating, double glazing, part suspended ceiling and disabled Toilet and air-conditioning.

The unit is one of three adjoining and inter-connection Class E/retail units available individually or collectively with sizes ranging from 633 sq ft to 2,187 sq ft for the whole.

There is metered car parking outside the property and a large pay & display car parking opposite which allows one hour free car parking.

Internal Area

Net internal areas as follows:

Ground Floor	58.81 sq m	633 sq ft
Kitchen	3.62 sq m	39 sq ft
Total	62.43 sq m	672 sq ft

Terms

The property is available to let on terms to be agreed at a rent of £12,000 per annum plus VAT (if applicable), Subject to Contract.

Alternatively the three combined units are available on terms to be agreed. Subject to Contract.

Business Rates

The property will need to re-assessed upon occupation. Please call for further details.

Legal costs

Each party to bear 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.
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