


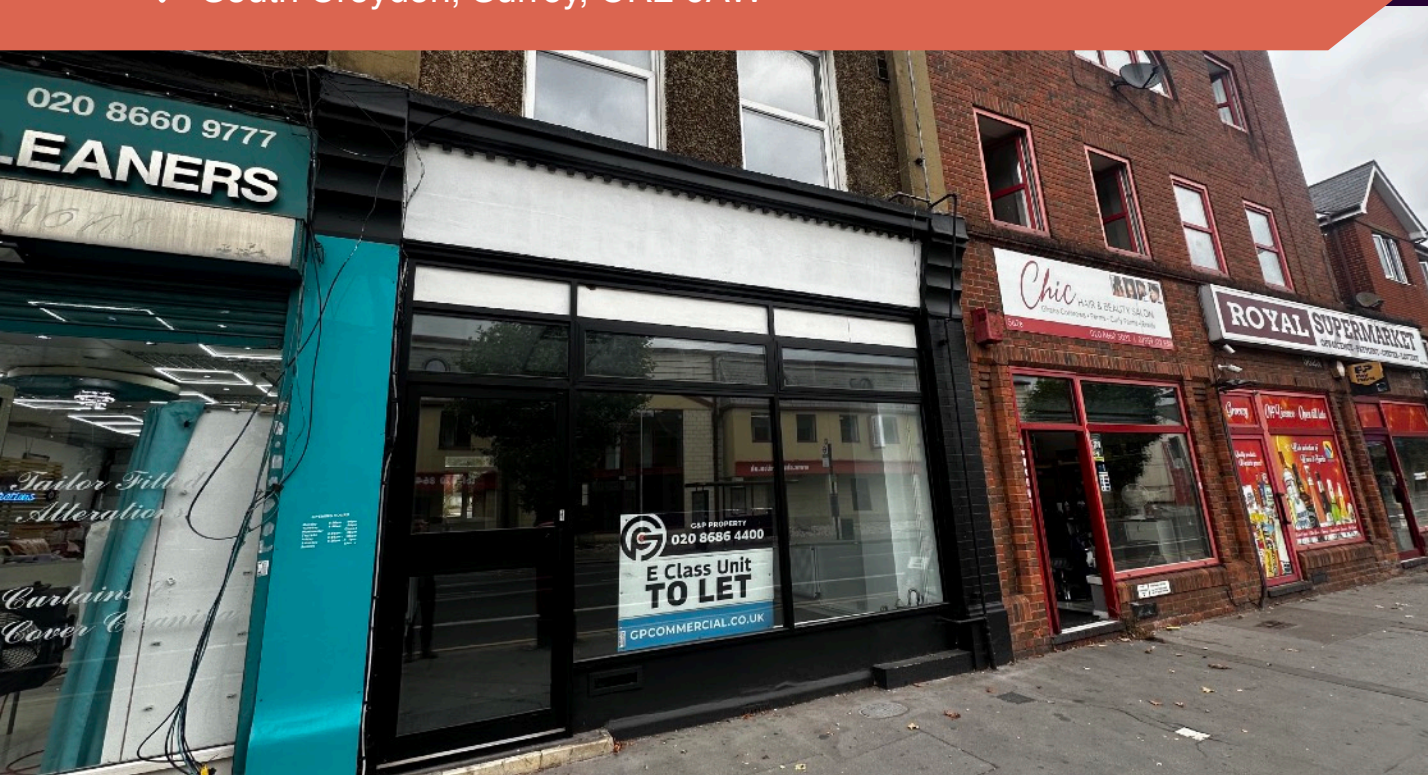
USE CLASS E
TO LET

020 8686 4400
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G&P PROPERTY
COMMERCIAL FOCUS

 **564 Brighton Road**
South Croydon, Surrey, CR2 6AW



**SUITABLE FOR VARIOUS USES
UNDER USE CLASS E**

TO LET


Viewing by appointment

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Location

The property occupies a good position fronting the main A235 Brighton Road which links Croydon, Purley and Coulsdon.

The property is near to Purley Oaks Station giving good transport links (approximately 5 minutes walk).

Description/Accommodation

The property comprises an open plan retail/office space to the front with toilet and kitchenette to the rear.

Use

Use Class E

Internal Area

Net internal areas as follows:

Ground Floor 52.4 sq m 564 sq ft

Terms

The property is available to let on a new Lease for a term to be agreed at a rent of £13,000 per annum, subject to contract and VAT (if applicable).

Business Rates

According to the Government website the commercial property has a Rateable Value of £10,750. The UBR for 2024/5 is 49.9p in the £. Small Business Relief may apply.

Legal costs

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

Energy Performance Certificate

Energy Performance Rating is C (74)

More information 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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