

E CLASS
TO LET

020 8686 4400
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G&P PROPERTY
COMMERCIAL FOCUS

 **58 - 60 Croydon Road**
Coney Hall, West Wickham, Kent BR4 9HU



DOUBLE FRONTED
E CLASS PROPERTY
TO LET

- Prominent roadside location
- On street parking
- Rear garage/loading area
- Excellent passing traffic

Viewing by appointment

G&P Property
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Croydon
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Location

The property is located on the main Croydon Road (A232) which links West Wickham, Keston and Orpington.

The property sits within a busy retail parade with neighbouring occupiers including Wicks Builders Merchant, CoOp Food, and William Hill Bookmakers, as well as a number of local and independent retailers including a large number of food and beverage operators.

Description/Accommodation

The premises comprises a large double fronted unit in the centre of the Kingsway Parade Property.

The property has most recently been occupied by a Flooring Retailer but would suit a variety of other uses under the broad E Class Use Category.

There is also the possibility of splitting the unit to create two smaller retail spaces. Please contact us for more information.

Internal Area

Net internal areas as follows:

Ground Floor		
Retail	203 sq m	2190 sq ft
Rear		
Garaging/Store	32.44 sq m	349 sq ft
Total	236 sq m	2539 sq ft

Terms

The unit is available to let by way of a new effective full repairing and insuring Lease outside of the Landlord & Tenant Act 1954 Part 2.

Rent

£47,500 per annum subject to contact (plus VAT if applicable).

Business Rates

According to the Government website the property has a Rateable Value of £30,250 . The UBR for 2023/24 is 49.9p in the £.

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.