

USE CLASS E

**TO LET**

**020 8686 4400**

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**G&P PROPERTY**  
COMMERCIAL FOCUS

 **58 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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## 58 Central Parade

New Addington, Croydon, Surrey, CR0 0JD



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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 77.76 sq m 857 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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