

E CLASS  
**TO LET**

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



**G&P PROPERTY**  
COMMERCIAL FOCUS

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



**E CLASS PROPERTY**  
**TO LET**

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

**Viewing by appointment**

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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 which will be split to form two single units, located 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.

### Internal Area

Gross internal areas as follows:

|              |             |            |
|--------------|-------------|------------|
| Ground Floor |             |            |
| Retail       | 102.77 sq m | 1106 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

£25,000 per annum subject to contact (plus VAT if applicable).

### Business Rates

According to the Government website the property has a Rateable Value of £TBC. The UBR for 2024/5 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.
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