


SHOP UNIT TO LET

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GPCOMMERCIAL.CO.UK



G&P PROPERTY
COMMERCIAL FOCUS

 **60 High Street**
Thornton Heath, London, CR7 8LF



SHOP UNIT

TO LET

- Located on busy High Street
- New Lease Terms available
- Use Class E

Viewing by appointment

G&P Property
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Location

The property is located on the north side of High Street (B266) close to the junction with The Drive amongst a variety of independent retailers, cafes and restaurants. Nearby operators include She Zone, Subway, Admiral, William Hill, Domino's Costa and Poundland.

There is on street parking directly outside and along the High Street.

Description/Accommodation

The property is well positioned in the High Street, forming part of a well established retail parade.

The accommodation comprises a ground floor and basement with the following areas:

Internal Area

Net internal areas as follows:

Ground Floor

Retail	46.54 sq m	501 sq ft
Basement	31.70 sq m	341 sq ft
Total	78.24 sq m	842 sq ft

Use

Use Class E

Terms

The property is available to let on a new full repairing and insuring lease for a term to be agreed at a rent of £18,000 per annum exclusive, plus VAT, Subject to Contract

Business Rates

According to the Government website the property has a Rateable Value of £11,000. The UBR for 2014/15 is 49.9p in the £.

Legal costs

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

Energy Performance Certificate

The Energy Performance Rating is D (88).



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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