

USE CLASS E/GROUND FLOOR (REAR)

TO LET

020 8686 4400

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G&P PROPERTY
COMMERCIAL FOCUS



Capitan House

1c Church Road, Croydon, Surrey, CR0 1SG



**GROUND FLOOR
SELF CONTAINED ACCOMMODATION
SUITABLE FOR VARIOUS USES
UNDER CLASS E**

Viewing by appointment

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Location

The property is located in central Croydon which has excellent road links with Junction 6 of the M25 located 10 miles to the South, Junction 7 is 12 miles to the East and also the A232 providing a route linking the London Boroughs of Kingston, Sutton and Bromley.

Croydon also benefits from excellent public transport with East Croydon Railway station providing fast and regular rail service to Central London (Victoria and London Bridge) with a journey time of approximately 15 minutes and the South Coast and the Gatwick Express.

West Croydon Railway Station is located to the north of the Town Centre and provides services to Central London, Sutton and Surrey.

The Town also benefits from a Tram system linking Wimbledon in the north west with Beddington and New Addington in the East, running through the centre of Croydon

Description/Accommodation

The property is situated in Church Road close to the junction with Church Street and close to Reeves Corner.

The property forms part of a terrace of four office buildings used as a mixture of offices, medical and other uses.

There is short-stay visitor parking at the front of the property.

The accommodation available comprises a ground floor self contained unit with the benefit of the following amenities:

- Suitable for a variety of uses such as medical, therapy or office use or other use under Class E
- Suspended ceilings
- Fully carpeted
- Electric radiator heating
- On site car parking spaces.

Internal Area

Net internal areas as follows:

Ground Floor

(Rear)	24.62 sq m	265 sq ft
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Terms

A new Lease for a term to be agreed at rent of £575 pcm to include one dedicated car parking space.

Business Rates

New assessments are awaited.

The UBR for 2024/5 is 49.9p in the £. Small Business Rates Relief may apply.

Legal costs

Each party to bear their own legal costs incurred in this transaction

Energy Performance Certificate

Energy Performance Rating C (57)



Property Misdescriptions Act

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