

USE CLASS E BUILDING

TO LET

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G&P PROPERTY
COMMERCIAL FOCUS



Church House

1a Old Palace Road, Croydon Surrey, CR0 1AX



Use Class E Building To Let

- Self contained
- Suitable for offices, medical/education operators and faith groups (STPP)
- Excellent Public transport links
- Rent Free Period available

Viewing by appointment

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Location

The subject property is located within Croydon Old Town on Old Palace Road and is well connected by public transport. Church Street Tram Stop is less than 50 yards away with services covering the entirety of Croydon, along with other areas further afield such as Wimbledon, New Addington, Elmers End and Beckenham. There are bus stops located equally as close which provide regular access to surrounding areas such as Mitcham, Tooting, Crystal Palace and many others.

West and East Croydon Railway Station are a short 0.4 and 0.6 mile walk away, both providing frequent and direct services into central London, Gatwick Airport and many other popular destinations.

Church Street is a busy and popular parade with a number of national retailers and well-known independent businesses.

Description/Accommodation

An opportunity to rent a 7,500 sq ft three storey commercial building in Croydon Old Town, Church House is self-contained and benefits from two separate entrances, two car parking spaces and lift facilities. The ground floor has a reception area, whilst the first and second floors are laid out as office/meeting rooms. There are kitchenette and WC facilities on each floor.

The property benefits from E Use Class and is therefore suitable for a multitude of uses including continued office use, medical/health services, education, day nurseries and the Landlord would consider faith groups (Subject to Planning Permission).

Whilst the property is in a vibrant area of Croydon and well connected by public transport with train, tram and bus services all within a short walk Old Palace Road itself is quiet and is not subject to regular passing traffic or footfall which may suit some occupiers.

The building would benefit from cosmetic improvements and upgraded searches. The Landlord is willing to grant a rent free period or capital contribution for an incoming Tenant.

The property is available in Quarter 4 2023.

Internal Area

Net internal areas as follows:

Ground Floor	160.1 sq m	1,723 sq ft
First Floor	183.2 sq m	1,972 sq ft
Second Floor	175.3 sq m	1,887 sq ft
Third Floor	162.9 sq m	1,754 sq ft
Total Offices	681.5 sq m	7,336 sq ft
Basement	29 sq m	312 sq ft
Total Building	710.5 sq m	7,648 sq ft

Terms

A new Full Repairing and Insuring (FRI) Lease for a term to be agreed at a rent of £140,000 per annum. Plus VAT (If applicable). Subject to Contract.

Business Rates

According to the Government website the premises has a Ratable Value from 1st April 2023, of £111,475. Interested parties are advised to visit the Valuation Office Agency website to calculate occupier specific rates.

Legal costs

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



Property Misdescriptions Act

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