

Retail Unit

TO LET

020 8686 4400
GPCOMMERCIAL.CO.UK



G&P PROPERTY
COMMERCIAL FOCUS

 **82 High Street**
Carshalton, Surrey, SM5 3AG



**Prominently positioned
E Class Property
To Let**

- Excellent High Street Frontage
- Use Class E
- Rear Parking

Viewing by appointment

G&P Property
21-23 Southbridge Place
Croydon
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Location

The property is located in the centre of Carshalton High Street, surrounded by a mix of local and national retailers including Coop Supermarket, Sainsburys Supermarket, Costa and others.

Description/Accommodation

The property is prominently situated in a corner position fronting Carshalton High Street. The accommodation comprises of a good size primarily open plan retail space with excellent storage facilities to the rear as well as a kitchenette and wc.

There is also parking to the rear of the property for approximately two cars.

Use

Use Class E

Internal Area

Net internal areas as follows:

Total 80.64 sq m 868 sq ft

Terms

The accommodation is available to let on a new effective full repairing and insuring lease for a term of years to be agreed at a rent of £27,500 per annum.

Business Rates

According to the Government website the combined Rateable Value is £14,750. The UBR for 2021/22 is 49.9p in the £.

Legal costs

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

Energy Performance Certificate

The Energy Performance Rating is G (178)



Property Misdescriptions Act

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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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