

Use Class E Retail Unit

TO LET

020 8686 4400

GPCOMMERCIAL.CO.UK



G&P PROPERTY
COMMERCIAL FOCUS

 **169 Shirley Road**
Croydon, Surrey, CR0 8SS



LARGE RETAIL/OFFICE UNIT WITH CAR PARKING

TO LET

- Prominent location
- Rear vehicular access
- Rear parking for 3 cars
- Total Floor area 1325 sq ft/123.08 sq m

Viewing by appointment

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21-23 Southbridge Place
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Location

The property is prominently situated at the junction of Addiscombe Road (A238) and Shirley Road (A215) approximately one and half miles from Central Croydon.

Description/Accommodation

The property comprises a ground floor retail unit with the benefit of the following amenities:

- * Kitchen
- * Male & Female WC's
- * Separate disabled wc
- * Rear vehicular access
- * Car parking for 3 cars
- * Burglar Alarm
- * Gas Fired Central Heating
- * Overhead LED Lighting

The property has most recently been in use as a Co-Op Funeral Directors and as such benefits from a number of internal partition rooms as well as dual rear access for loading and unloading.

Internal Area

Net internal areas as follows:

| | | |
|--------------|--------------------|-------------------|
| Ground Floor | | |
| Frontage | 6.5 m | 21 ft |
| Retail | 109.46 sq m | 1178 sq ft |
| Office | 8.88 sq m | 96 sq ft |
| Kitchen | 4.74 sq m | 51 sq ft |
| Total | 123.08 sq m | 1325 sq ft |

Terms

The property is available to let on a new lease for a term to be agreed at a rent of £24,000 per annum exclusive, Subject to Contract plus VAT (if applicable).

Business Rates

According to the Government website the property has a Rateable Value of £15,250. The current UBR for 2022/23 is 49.9p in the £.

Legal costs

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

Energy Performance Certificate

Energy Performance Certificate Rating C
More information is available upon request.



Property Misdescriptions Act

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