

31 Station Road West
Oxted Surrey RH8 9EE
Tel 01883 723888
Woolwich House
43 George Street, Croydon, CR9 1EY
Tel 020 8686 4400
Email info@gpcommercial.co.uk

**GILDERSLEVE
& PAYNE**

Commercial Property Consultants



**110 HIGH STREET,
CROYDON,
SURREY, CR0 1ND**

SHOP TO LET BUSINESS FOR SALE

Location:

The property is situated in a busy stretch of the High Street close by to a number of multiple retailers including Sainsbury Local, Townsend Estate Agents and Greggs Bakers.

Public transport facilities are excellent being within an easy walk of East Croydon Station and Tramlink. Numerous bus services operate along the High Street.

Sat Nav: CR0 1ND

www.gpcommercial.co.uk

Important: These particulars are intended to give a general idea of the property but their accuracy is not guaranteed and they do not constitute an offer or a contract of sale. Applicants are requested to advise the agents immediately they are suited.



Energy Performance Certificate
Non-Domestic Building



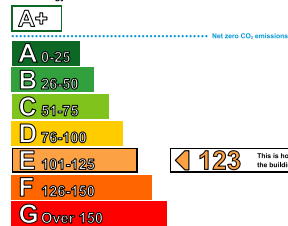
119 High Street
CROYDON
CR9 1PB

Certificate Reference Number:
0792-0479-0930-5100-3703

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient



Less energy efficient

Technical Information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 84
Assessment Level: 3
Building emission rate (kgCO₂/m² per year): 149.17
Primary energy use (kWh/m² per year): Not available

Benchmarks

Buildings similar to this one could have ratings as follows:
26 If newly built
70 If typical of the existing stock

Property Misdescriptions Act 1991

Please note the agents have not carried out a survey, have not made planning enquiries, nor tested any of the equipment, apparatus, fixtures, fittings, services or land and are not therefore able to verify their condition, or suitability for their purpose.

Code of Practice

Applicants should be aware that the code of practice on commercial leases in England and Wales strongly recommends you seek professional advice from a qualified Surveyor, Solicitor or Licenced Conveyancer before agreeing or signing a Business Tenancy Agreement. The Code is available through professional institution and trade associations or through the website www.lettingbusinesspremises.co.uk

Important: These particulars are intended to give a general idea of the property but their accuracy is not guaranteed and they do not constitute an offer or a contract of sale. Applicants are requested to advise the agents immediately they are suited.

Gildersleve & Payne and GP Commercial are trading names of PFG Properties Limited. Registered Company No 4841473 Company Registered in England

THE NET INTERNAL AREAS ARE AS FOLLOWS

Retail	87.67 sq m	944 sq ft
--------	------------	-----------

Description/Accommodation:

The property is currently in use as a Hairdressers and Beauty Salon known as You & Me. The business has been trading from this location for approximately 8 years. The property has been fitted out to a very high quality standard and the sale of the business will include all fixtures and fittings, including a Lipo Pro Machine.

Terms:

The property is available to let on a new lease for a term to be agreed at a rent of £25,000 per annum plus VAT (if applicable), Subject to Contract.

Premium:

A premium is being sought for the sale of the business and the goodwill, fixtures and fittings involved. The business is available for a premium of £89,000.

Business Rates:

According to the Government website the property has a Rateable Value of £24,750 per annum. The UBR for 2018/9 is 48.0p in the £.

Legal costs:

Each party to be responsible for their own legal costs.

Energy Performance Certificate:

Information available upon request.

Viewing

Strictly by appointment with Sole Agents

Gildersleve & Payne Contact Nick Payne MRICS

Tel: 0208 686 4400 Email nickp@gpcommercial.co.uk

or David Sutton BA (Hons) Email:

davids@gpcommercial.co.uk