

Oxted Office:  
Tel 01883 723888  
Croydon Office:  
Tel 020 8686 4400  
Email [info@gpcommercial.co.uk](mailto:info@gpcommercial.co.uk)



**95 CHURCH STREET,  
CROYDON,  
SURREY,  
CR0 1RN**

## **FREEHOLD RETAIL INVESTMENT WITH UPPER PARTS**

### **Location:**

The property is situated on the south side of Church Street which runs west from North End Croydon and is therefore close to all major facilities in Croydon which include the Whitgift Centre and Centrale. Major multiple retailers are represented close by and these include Lidl, Argos and McDonalds.

Church Street benefits from good pedestrian flow and is also on a tram route thus ensuring a high degree of visibility. The surrounding area is a densely populated residential area with new residential developments close by.

Croydon is situated approximately 10 miles south of Central London and 8 miles to the north of junction 7 of the M25. Road communications are good with the A232 providing access to Junction 4 of the M25 approximately 12 miles to the east. The A23 provides access to Central London to the North and Junction 7 of the M25 to the South.

**Sat Nav:** CR0 1RN

**[www.gpcommercial.co.uk](http://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** HM Government  
Non-Domestic Building

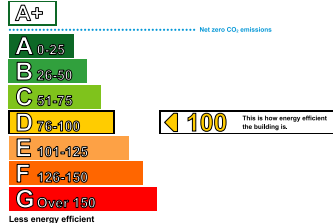
85 Church Street  
CROYDON  
CR0 1RN

**Certificate Reference Number:**  
9700-1915-0331-8000-1010

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](http://www.gov.uk/government/collections/energy-performance-certificates).

**Energy Performance Asset Rating**

More energy efficient



**Technical Information**

Main heating fuel: Natural Gas  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 138  
Assessment Level: 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year): 123.59  
Primary energy use (kWh/m<sup>2</sup> per year): 728.18

**Benchmarks**

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



**Description:**

The property comprises a mid terrace two storey brick built property with a flat roof. the property is arranged to provide a ground floor retail unit with office and storage space on the first floor, this could be converted to residential (STPP).

The unit has been trading as a hair salon with ancillary accommodation to the rear. The ground floor retail unit has customer and staff wc facilities. There is a yard to the rear served by an access road.

The first floor is currently accessed via the retail unit and forms two rooms currently in use as offices/Storage space.

**Accommodation:**

The approximate floor areas are as follows:

**THE INTERNAL AREAS ARE AS FOLLOWS**

<b>GROUND FLOOR (NIA)</b>	63.39 sq m	682 sq ft
<b>FIRST FLOOR (NIA)</b>	33.71 sq m	363 sq ft
<b>Storage</b>	8.93 sqm	96 sq ft

**Price:**

The freehold interest is available for sale with full vacant possession at a price £390,000, plus VAT (if applicable) Subject to Contract.

**Business Rates:**

According to the Government website the property has a Rateable Value of £8,300. The UBR for 2019/20 is 49.1p in the £.

**Legal costs:**

Each party to be responsible for their own legal costs.

**Energy Performance Certificate:**

Full information is available upon request.

**Viewing**

Strictly by appointment with Sole Agents

**Gildersleve & Payne**

Contact Nick Payne MRICS or David Sutton BA (Hons)

Tel: 0208 686 4400 Email [info@gpcommercial.co.uk](mailto:info@gpcommercial.co.uk)

**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.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk)

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