

Croydon Office
Tel 020 8686 4400
Email info@gpcommercial.co.uk

**GILDERSLEVE
& PAYNE**

Commercial Property Consultants



**285a Lower
Addiscombe
Road, Croydon,
Surrey, CR0 7AB**

RETAIL UNIT (CLASS E) TO LET

Location:

The property is situated on the south side of Lower Addiscombe Road close to the Addiscombe Tramlink. This is a busy thoroughfare with good public transport facilities and short term metered parking available immediately outside.

The parade consists of a number of multiple and independent retailers that include Sainsburys Local, Boots and Greggs.

Sat Nav: CR0 7AB

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.



THE NET INTERNAL AREAS ARE AS FOLLOWS

RETAIL SALES	42.74 sq m	460 sq ft
--------------	------------	-----------

Description/Accommodation:

The accommodation available comprises the ground floor of this two storey property which forms part of a parade of similar properties.

NB: Additional workshop/storage accommodation to the rear could be available by way of a separate agreement.

Lease Terms:

The property is available to let on an effective new full repairing and insuring lease for term of years to be agreed.

Rent:

£17,000 per annum exclusive plus VAT (if applicable), Subject to Contract.

Business Rates:

According to the Government website the property has a Rateable Value of £12,000. The UBR for 2021/22 is 49.9p in the £. Small Business Rates may apply.

Legal costs:

Each party to be responsible for their own legal costs.

Energy Performance Certificate:

Rating: D (85)
Full information available upon request.

Viewing

For further information, or to arrange an inspection please contact Sole Agents Gildersleve & Payne

Tel 0208 686 4400

Nick Payne MRICS Email: nickp@gpcommercial.co.uk

Or David Sutton BA (Hons) Email: davids@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

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