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**GILDERSLEVE
& PAYNE**

Commercial Property Consultants



OFFICE/RETAIL UNIT TO LET

(USE CLASS E)

**THE STUDIO
291 BRIGHTON ROAD
SOUTH CROYDON
SURREY
CR2 6EQ**

Location:

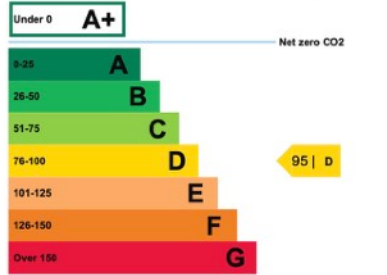
The property occupies a good position within a retail parade on the Brighton Road in South Croydon opposite St Augustines Ave and close to the junction with the B269 Sanderstead Road. The A235 Brighton Road provides a link into Central London and connects with the A23 and A22 at Purley Cross, approximately 1 mile to the South. The A22 and A23 both connect with the M25 approximately 6 miles to the South.

Sanderstead station is approximately 700m to the south east and provides Southern services into London Bridge and Victoria Stations.

SAT NAV: CR2 6EQ

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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



Properties are given a rating from A+ (most efficient) to G (least efficient).
Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.



THE NET INTERNAL AREAS ARE AS FOLLOWS

Ground floor	29.16 sq m	314 sq ft
Retail/sales		
Rear Office	11.22 sq m	121 sq ft
Kitchen	3.98 sq m	43 sq ft
First floor	24.84 sq m	267 sq ft
Total	69.20 sq m	745 sq ft

Description/Accommodation:

The property forms part of a Parade of similar commercial properties. The accommodation itself is arranged over ground and first floors and would suit a number of different uses, both retail, office and other (Subject to planning).

Terms:

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

Rent:

£12,500 per annum plus VAT (if applicable)

Business Rates:

According to the Government website the commercial property has a Rateable Value of £7,500. The UBR for 2020/21 is 49.9p in the £. Small Business Relief may apply.

Legal costs:

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

Viewing:

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

Tel 020 8686 4400

Contact:

David Sutton BA (Hons) Email: davids@gpcommercial.co.uk

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

Energy Performance Certificate:

Full information available upon request.

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

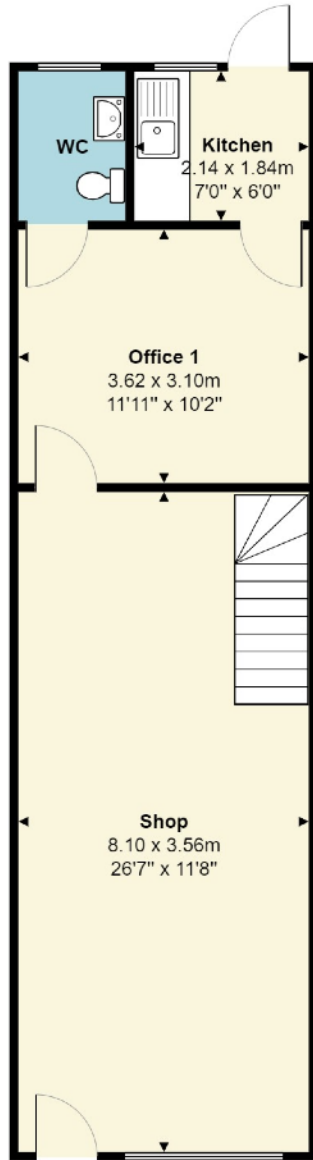
Applicants should be aware that the code of practice on commercial leases in England and Wales strongly recommends you seek professional advice from a qualified Surveyor, Solicitor or Licensed Conveyancer before agreeing or signing a Business Tenancy Agreement. The Code is available through professional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

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

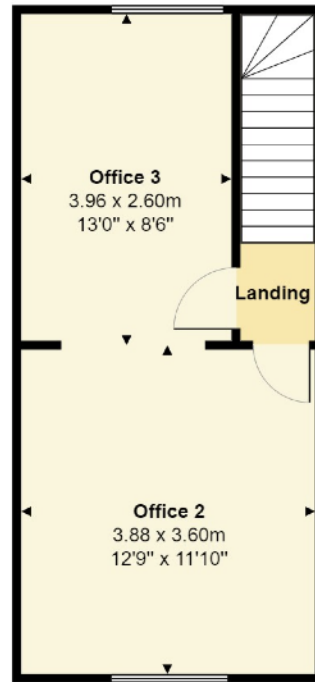
Brighton Road, South Croydon, CR2 6EQ

Total Floor Area: 75.5 m² ... 813 ft²

Measurements are approximate, not to scale and for illustrative purposes only.
www.essentialpropertymarketing.com



Ground Floor
Total Floor Area 46.9 m² ... 505 ft²



First Floor
Total Floor Area 28.6 m² ... 308 ft²