SHIRLEY, CROYDON

2 BRIDLE PARADE, BRIDLE ROAD

CRO 8HA



26A STATION SQUARE PETTS WOOD, ORPINGTON, KENT. BR5 1NA Fax: 01689 831416

01689 875 511

TO LET - GROUND FLOOR RETAIL/OFFICE UNIT – FORECOURT PARKING TOTAL FLOOR AREA (APPROX) 657 SQ.FT (51 SQ.M)

Location

Shirley is a predominantly residential suburb located within the London Borough of Croydon.

The property is situated on a local parade close to the junction with Wickham Road (A232) which links Shirley with West Wickham.

West Wickham railway station is located within 1 mile and the area is well served by local buses 119, 194, 198 & 356.



Description

The property comprises a mid-terrace ground floor unit currently arranged to provide front sales area with rear ancillary space/workshop, kitchen and WC.

Features include gas fired central heating and forecourt parking.

We believe the property would be suitable for a wide range of users including retail, medical, leisure, office or takeaway (subject to planning permission).

Accommodation

(with approximate dimensions and floor areas)

 Internal Width:
 14'8"
 4.5m

 Sales Depth:
 22'6"
 6.9m

 Sales Area:
 350 sq.ft
 32 sq.m

 Storage:
 110sq.ft
 10.2sq.m

WC & Kitchen

Rear Workshop: 227 sq.ft 21 sq.m **Total Ground Floor Area** 657 sq.ft 51 sq.m

THE PROPERTY MISDESCRIPTIONS ACT 19

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order of fit for the purpose. Prospective Purchasers/Lessees are advised to obtain verification from their Solicitor or Surveyor. References to the tenure of this property are based on information supplied by our Clients. The Agent has not had sight of the Title Documents and prospective Purchasers/Lessees are advised to obtain verification from their Solicitor.

These Particulars do not form, nor form any part of, an offer or contract. Neither Linays Commercial nor any of their employees has any authority to make or give further representations or warranties to the property

Ref: MC/5034

Terms

The premises are available to let on the basis of a new full repairing and insuring lease for a term of years to be agreed at a commencing rent of £12,000 (Twelve Thousand Pounds) per annum exclusive. Rents payable quarterly in advance.

Rating Assessment

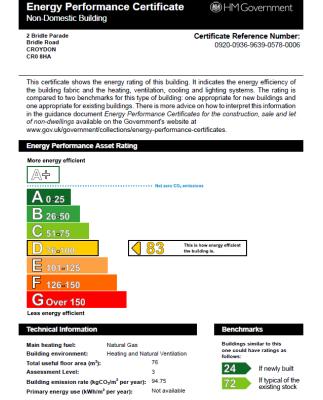
We understand from the Valuation Office Agency (VOA) website that the rates payable on the ground floor premises are £4358.70 (2019/20 assessment). Interested parties are strongly advised to check the actual rates liability with the local authority directly.

Prospective tenants may be able to obtain full relief from Business Rates under the small business rate relief Government incentive and should contact the London Borough of Croydon Business Rates Department.

VAT

We have been advised by our clients that VAT will not be payable upon the rental price under current legislation.

Commercial Energy Performance Certificate



Viewings

Available by prior appointment via Linays Commercial Limited.



Contact: Email:

Mandeep Cheema mc@linays.co.uk