

# SHIRLEY, CROYDON

2 BRIDLE PARADE, BRIDLE ROAD

CRO 8HA

# LINAYS

COMMERCIAL

26A STATION SQUARE  
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**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
<b>Sales Area:</b>	<b>350 sq.ft</b>	<b>32 sq.m</b>
Storage:	110sq.ft	10.2sq.m
WC & Kitchen		
Rear Workshop:	227 sq.ft	21 sq.m
<b>Total Ground Floor Area</b>	<b>657 sq.ft</b>	<b>51 sq.m</b>

THE PROPERTY MISDESCRIPTIONS ACT 1991

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

## 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

### Energy Performance Certificate Non-Domestic Building



2 Bridle Parade  
Bridle Road  
CROYDON  
CR0 8HA

Certificate Reference Number:  
0920-0936-9639-0578-0006

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



A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

83

This is how energy efficient the building is.

Net zero CO<sub>2</sub> emissions

### Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	76
Assessment Level:	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year):	94.75
Primary energy use (kWh/m <sup>2</sup> per year):	Not available

### Benchmarks

Buildings similar to this one could have ratings as follows:

24	If newly built
72	If typical of the existing stock

## Viewings

Available by prior appointment via Linays Commercial Limited.



Contact:  
Mandeep Cheema

Email:  
mc@linays.co.uk

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