

CROYDON

32 CHURCH STREET

CRO 1RB

LINAYS

COMMERCIAL

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

01689 875 511

TO LET – PRIME RETAIL UNIT – 2,064 SQ FT (191.75 SQ M)

Location

Croydon is a busy South London suburb, located approximately 12 miles south of Central London and 7 miles north of the M25 motorway at Junction 7.

The subject premises are located at the centre of the Church Street occupying a prominent position and benefitting from high levels of footfall. Surrounding occupiers include McDonald's, Argos, Specsavers and Lidl Supermarket.

The property is within close proximity to East Croydon Railway Station (approx. 0.7 kilometers) which offers regular services to Central London, London Gatwick Airport and Brighton. Church Street Tram Stop is within 70 metres of the property (approx. 1-minute walk).



Accommodation

(with approximate dimensions and floor areas – Gross Internal Area)

Total Internal Area: 2,064 sq ft (191.75 sq m)

(A Floorplan and Internal Video is Available Upon Request)

Description

The property comprises a mid-terrace retail unit set out at ground floor level, providing open plan sales space with ancillary staff areas and WC facilities.

The premises benefit from a glazed shop frontage and electric security roller shutters.

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 **(Rent on Application)**.

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: TA/5122

Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable upon the premises are £24,066 (2020/21 assessment).

Interested parties are **strongly** advised to check the actual rates liability with the local authority directly.

Legal Costs

Each party to pay their own legal fees in respect of this transaction.

VAT

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

Notes

We are advised that our client will consider offers subject to a change of use.

Commercial Energy Performance Certificate

Energy Performance Certificate Non-Domestic Building



32 Church Street
CROYDON
CR0 1RB

Certificate Reference Number:
9184-3070-0512-0390-7725

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.

Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ 78 This is how energy efficient the building is.

Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Air Conditioning
Total useful floor area (m²): 150
Assessment Level: 3
Building emission rate (kgCO₂/m² per year): 110.93
Primary energy use (kWh/m² per year): 656.2

Benchmarks

Buildings similar to this one could have ratings as follows:

35 If newly built
104 If typical of the existing stock

Viewings

Strictly available by prior appointment with joint agents:



Contact:

Mandeep Cheema
Toby Allitt
Nigel Rand

Email:

mc@linays.co.uk
ta@linays.co.uk
nigel@rand-surveyors.co.uk

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