

# CROYDON

R/O 850 WICKHAM ROAD

CRO 8ED

# LINAYS

COMMERCIAL

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

**01689 875 511**

**TO LET – GATED SITE/YARD – APPROX. 258.49 SQ M**

## Location

Shirley is a South East London suburb located within the London Borough of Croydon. The subject property is centrally located, lying just 180m west of Wickham High Street.

The site is accessible via a roadway from Wickham Road (A232), which links Croydon and West Wickham.

West Wickham railway station is within walking distance and provides frequent, direct services to central London.



## Description

The property comprises an enclosed yard providing versatile, hardstanding space enclosed by perimeter walls and benefitting from gated access.

The site is considered suitable for a range of uses, including the storage of building materials and vehicles. We highlight the access roadway has a minimum width of 3.24m.

## Accommodation

(with approximate dimensions and floor areas)



**Total Site Area:** 2,782 sq ft 258.49 sq m

## Terms

The premises are available to let on the basis of a new, effectively lease for a term of years to be agreed at a commencing rental of **£11,000 (Eleven Thousand Pounds) per annum exclusive**.

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

Rating Assessment	Site Photo						
<p>We note from the Valuation Office Agency (VOA) website that the rates payable on the ground floor premises are <b>TBC</b> (2024/25 assessment).</p> <p>Interested parties are advised to check the actual rates liability with the Local Authority directly. Tenants may be eligible for small business rates relief and are advised to contact the business rates department for further information.</p>							
VAT	Viewings						
<p>We have been advised by our clients that VAT will <b>NOT</b> be payable upon rental amounts under current legislation.</p>	<p>Available strictly by prior appointment with sole agents:</p> <div data-bbox="977 1073 1289 1293"><p>26A STATION SQUARE PETTS WOOD, ORPINGTON, KENT. BR5 1NA Fax: 01689 831416</p><p><b>01689 875 511</b></p></div> <div data-bbox="737 1335 1391 1407"><table><tr><td><b>Contact:</b></td><td><b>Email:</b></td><td><b>Mob:</b></td></tr><tr><td>Toby Allitt</td><td><a href="mailto:ta@linays.co.uk">ta@linays.co.uk</a></td><td>07484904579</td></tr></table></div>	<b>Contact:</b>	<b>Email:</b>	<b>Mob:</b>	Toby Allitt	<a href="mailto:ta@linays.co.uk">ta@linays.co.uk</a>	07484904579
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