

TO LET

108 Selsdon Road, Croydon CR2 6PG



**A Ground Floor
Business Space**

A visible ground floor shop fronted premises occupying a corner position to let under a new lease.

**£13,200
per annum exclusive**



0208769 0161

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Description

The property comprises a visible ground floor shop fronted premises to let under a new lease. Occupying a corner position, the property is currently partitioned as a sales area, staff breakout area to the rear and a WC. The property was most recently used as an office space however is considered suitable for a variety of uses such as retail, some leisure uses and quasi- medical uses.

Location

The property is situated fronting Selsdon road with a return on to Junction Road. Selsdon Road is the main link road connecting South Croydon and Selsdon. Selsdon Road is a bus route, and the property is highly visible to passing vehicular traffic which is particularly heavy during rush hour periods. South Croydon mainline station is just 0.3 miles away. The surrounding area is a densely populated residential catchment which the property is able to service.

Accommodation

Gross frontage	9.36m (30ft)
Internal width	3.829m (12ft)
Maximum depth	6.7m (22ft)
Sales area	20.96m2 (225 ft2)
Staff breakout area	11.05m2 (118ft2)
WC	

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Tenure

The property is to be offered by way of a new lease, the length of which is to be negotiated.

Rent

An initial rent of **£13,200** (Thirteen thousand two hundred pounds) **per annum exclusive** is sought.

EPC

The property has an EPC rating of 81 within Band D.







Business Rates

The property has undergone internal alteration therefore a re-valuation will be required.

Interested parties should make enquiries of the local authority with regards to their rates payable.

VAT

We are advised by the landlord that the property is not elected to VAT.

Use / Planning

We understand that the property currently falls within class Sui Generis of the town and country use classes order.

Interested parties should make enquiries of the local authority in respect of their intended use prior to offer.

Contact

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