



# 18 Central Parade, New Addington, CR0 0JB

Class A1 retail shop with a busy local parade TO LET



020 8681 2000

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# 18 Central Parade, New Addington, CR0 0JB

## £23,000 pa Leasehold

**LOCATION:** - Central Parade, New Addington is the main retail hub for the area and is formed in a crescent shaped parade with approximately 40 shops occupied by local and national retailers. The whole parade is popular with the community and has a tram link directly into East Croydon station. There is a popular market two days a week based in the car park to the front of parade.

**DESCRIPTION:** - The property is being offered on a leasehold basis. The shop comprises of a floor to ceiling glass frontage with central entrance door, electronic security roller shutters and there is a retail area of 584ft<sup>2</sup> with a further retail area of 280ft<sup>2</sup> which includes kitchenette and male and female WCs. To the rear of the shop is a door leading to a rear secure yard which can also be entered via a service road running along the back of the parade.

### **ACCOMMODATION:**

**SHOP:**

Net frontage	4.6m	(15ft)
Overall shop depth	19.1m	(62ft)
Retail area	54.3 <sup>2</sup>	(584ft <sup>2</sup> )
Secondly retail/store	26.3m <sup>2</sup>	(283ft <sup>2</sup> )

Including male and female wc's

**USE/PLANNING:-** We understand the shop currently falls within Class A1 (Retail) of the current Town and Country (Use Classes) Order, and would suit a multitude of retail related trades.

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

**RENT/PRICE:** - An initial rent of £23,000 (twenty three thousand pounds) per annum is sought

**BUSINESS RATES:** - The property has a ratable value of £16,500. Interested parties should contact the local authority to confirm the rates PAYABLE.

[www.tax.service.gov.uk/business-rates-find/search](http://www.tax.service.gov.uk/business-rates-find/search)

**EPC RATING:** - The property has an Energy Performance Certificate rating of 71 within Band C Rating

**VAT:** - All rental and capital figures quoted within these details are exclusive of V.A.T. unless otherwise stated.

**VIEWINGS:-** Viewings by prior arrangement – please telephone 0208 681 2000.

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Viewings by prior arrangement - call our team for more information

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