

# The Basic Skills Centre

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[www.thebasicskillscentre.com](http://www.thebasicskillscentre.com)

83 Croydon Road, Elmers End, BR3 4AG

Good size shop/office to let.

020 8681 2000

info@hnfproperty.com

specialist advice on all property matters



# 83 Croydon Road, Elmers End, BR3 4AG

## £11,500 Per Annum Exclusive- new lease.

### LOCATION: -

The property is situated fronting Croydon Road, a busy vehicular road which runs between Elmers End and Beckenham. The property is a few minutes' walk from Elmers End overground station which provides good access into the surrounding areas, including Central London. There are bus routes that service the vicinity and a bus stop relatively close to the property. The surrounding area is a densely populated residential catchment which the property is able to service.

### DESCRIPTION: -

The property comprises a shop fronted office premises arranged over the ground floor. The property has excellent security with shuttering across the entire frontage. The property was previously used as a children's learning centre and is arranged with an open plan classroom to the front with further smaller classrooms and offices as well as kitchenette and WC to the rear.

The property is considered suitable for a variety of uses including general retail and educational facilities.

### ACCOMMODATION:-

Gross frontage	5.68m
Internal width	5.47m
Front classroom depth	35.9m <sup>2</sup>
Office	8.45m <sup>2</sup>
Middle classroom	10.14m <sup>2</sup>
Kitchenette and WC	
Total floor area	68m <sup>2</sup> (732ft <sup>2</sup> )

### USE/PLANNING: -

We understand the property currently falls within Class E (Retail / Office) of the current Town and Country Planning (Use Classes) Order.

### TENURE: -

The property is to be offered by way of a new lease, the length of which is to be negotiated. **Upon the instructions of the landlords, the lease will be excluded from the security of tenure provisions of the landlord and tenant act 1954 part 2 as amended.**

### BUSINESS RATES: -

The property has a ratable value of £9,900. 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 EPC rating of 73 within Band C.

### VAT: -

VAT may be chargeable on rent and other outgoings. Enquiries should be made of the agents in this regard

### VIEWINGS: -

Viewings by prior arrangement – please telephone 0208 681 2000.

020 8769 0161

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[info@hnfproperty.com](mailto:info@hnfproperty.com)



Viewings by prior arrangement - call our team for more information

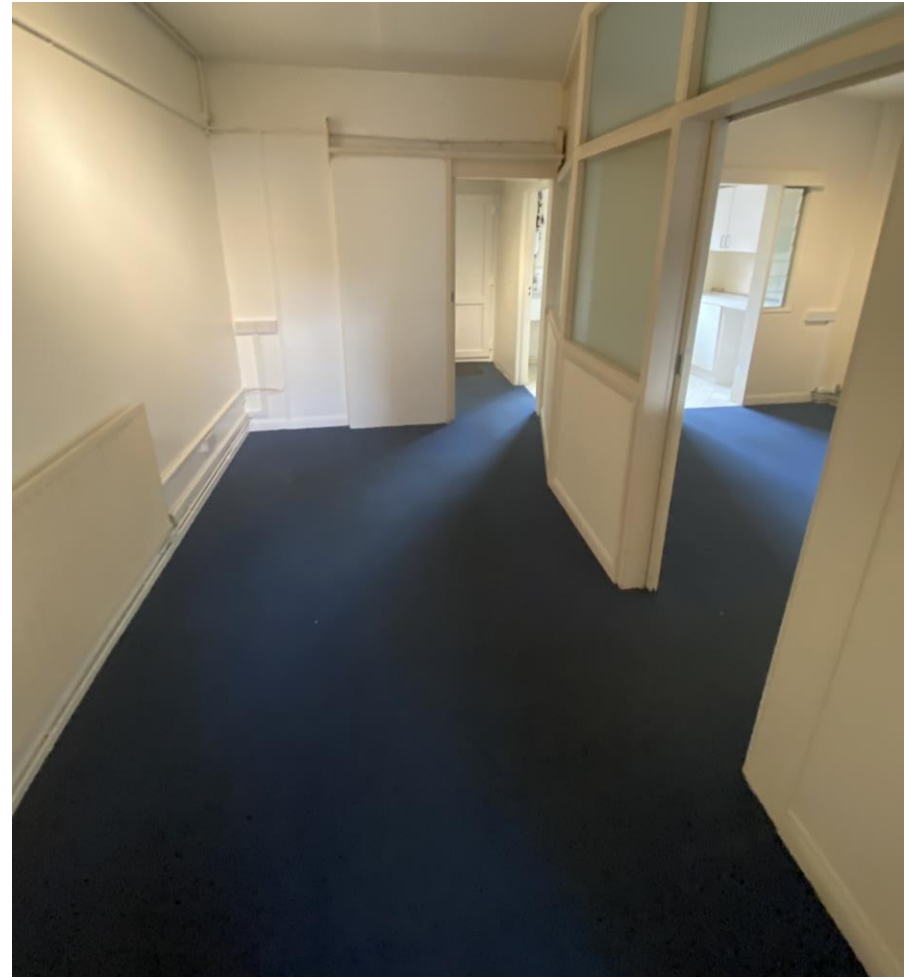
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Date: August 2021



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**Date: August 2021**



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