



312 London Road, Croydon, CR0 2TJ

Ground floor lock-up shop with full height storage basement and yard to let

020 8681 2000

info@hnfproperty.com

specialist advice on all property matters



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£14,000 Per Annum Exclusive/New Lease

LOCATION: -

The property fronts London Road in the Broad Green area of Croydon. London Road forms part of the A23 commuter route and the property is highly visible to passing traffic. The surrounding area is a densely populated catchment, which the unit is able to service. The property shares its location with a variety of independent and specialist traders and fronts a busy bus route.

DESCRIPTION: -

The property comprises a ground floor lock-up shop, storage basement, rear room and small yard. The property has electric security shutters across the frontage, a modern aluminum shopfront and internal WC. The ground floor has been refurbished recently. The property has part suspended ceilings, staff and kitchen area to the rear and a WC. The property also benefits a full height basement.

ACCOMMODATION:

Gross frontage	3.24m (7ft) (11ft)
Internal Width	2.31m widening to 3.24m (7ft) (11ft)
Shop Depth	10.44m (34ft)
Sales area	24.19m ² (260ft ²)
Rear room	15.52m ² (167ft ²)
Basement	30.7m ² (330ft ²)
Internal WC	
Yard	23.6m ² (254ft ²)

USE/PLANNING: - We understand the property currently falls within Class E of the current Town & Country Planning Use Classes Order and was previously used as a hairdresser. The property is suitable for a variety of uses within Class E.

TENURE: - The property is offered by way of a new lease on full repair and insuring terms the length of which is to be negotiated.

RENT: - An initial rent of £14,000 per annum exclusive is sought.

BUSINESS RATES: - The property has a ratable value of £7,600. Interested parties should contact the local authority to confirm the rates PAYABLE. www.tax.service.gov.uk/business-rates-find/search

EPC RATING: A new EPC has been commissioned, the result of which will be available upon receipt.

VAT: - We understand that VAT is not applicable

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

020 8769 0161

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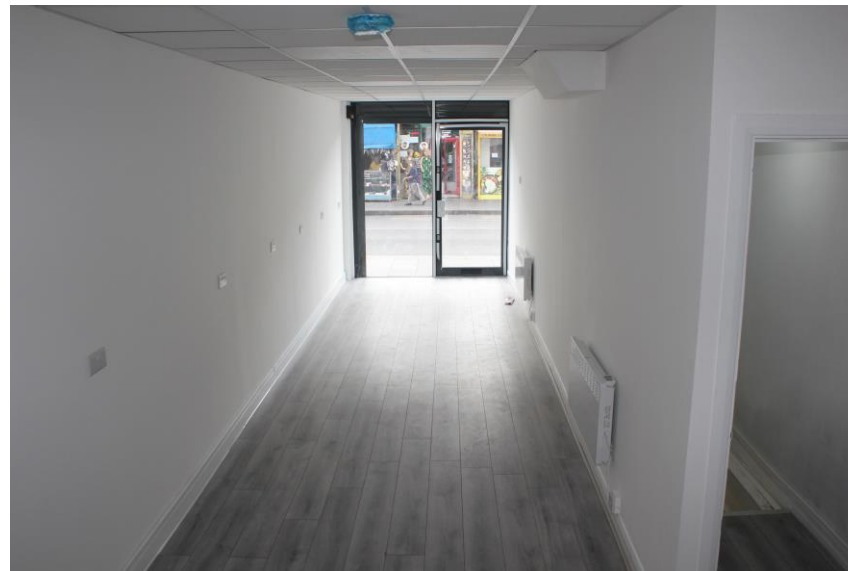
Viewings by prior arrangement - call our team for more information

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16th August 2022



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