
TO LET

64 Southbridge Road, Croydon, CR0 1AE



**A business space to let
under a new lease**

**A ground floor self contained
business space to let under a
new lease**

RENT:

£10,000 per annum exclusive



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Description

The property comprises a self contained ground floor business space to let under a new lease. The property is currently partitioned as a main commercial area and a WC. The property was most recently used as a small office however is considered suitable for a variety of uses such as quasi medical, some leisure and professional services

Location

The property is situated fronting Southbridge Road, a link road connecting Croydon's Old Town and Southend. The subject property forms part of a local parade and the local area is a densely populated residential catchment which the property is able to service. Southbridge Road benefits from a significant quantity of passing vehicular traffic which is particularly heavy during rush hour periods. Both South Croydon Station and East Croydon Station are under a mile away.

Accommodation

Gross Internal area: 19.93m² (214ft²)

WC

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 **£10,000 (Ten thousand pounds) per annum exclusive** is sought.





EPC

The property has an EPC rating of 52 within Band C.

Business Rates

The property has a **rateable value of £6,400**.

Interested parties should contact the local authority to confirm the rates payable.

VAT

We understand that the property is not elected to VAT

Use / Planning

We understand that the property currently falls within class E of the town and country planning 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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