



310 High Street, Croydon CR0 1NG

Good sized shop with parking to let

020 8681 2000

info@hnfproperty.com



specialist advice on all property matters

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To let new lease £15,000 pax year 1

LOCATION: - The property is situated fronting High Street Croydon close to its junction with Coombe Road to the south of the centre of Croydon with a good frontage to a busy thoroughfare and bus route. The property shares the vicinity with a mixture of trades and is close to a busy intersection which requires traffic to stop thus enhancing visibility. There are nearby pay and display car parking spaces on street and the property also benefits from its own dedicated car parking to the rear. The surrounding area is a densely populated residential catchment with some large office occupiers and the property is considered suitable for a variety of trades.

DESCRIPTION: - The property comprises a ground floor shop fronted premises with ancillary basement space most recently used as a print centre but considered suitable for alternate uses. The property has an aluminium shop front, solid floors, excellent ceiling heights, suspended ceiling, very good natural light with windows on the rear and flank walls, good lighting, central heating and air conditioning (not tested).

The property is slightly split level in arrangement and there is a private office to the very rear. There are male and female toilets and kitchenette facilities within the basement. There is rear access from the basement which gives onto an area for parking for two vehicles.

ACCOMMODATION:

Gross frontage	4.6m
Internal width	4.59m
Shop depth	15.85m
Sales area	72.71m ² (780ft ² approx.)
Side room	6.80m ² (73ft ² approx.)
Rear private office	10.18m ² (110ft ² approx.)

Basement storage cupboards

Male & female WCs & kitchenette

Externally - Rear access to parking for two vehicles.

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

USE/PLANNING: - We understand the property currently falls with Class A1 (General Retail) of the current Use Classes Order and was most recently used as a retail print centre. The property may be suitable for alternate uses subject to any consents.

RENT/PRICE: -

Year 1 - £15,000 pax

Years 2 & 3 £17,500 pax

Year 4 onwards - £20,000 pax, subject to contract

EPC RATING: - The property has an Energy Performance Certificate rating of 55 within Band C.

BUSINESS RATES: - The property has a ratable value of £18,500. Interested parties should contact the local authority to confirm the rates PAYABLE.

www.tax.service.gov.uk/business-rates-find/search

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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