



29 Lower Addiscombe Road, Croydon, CR0 6PQ

Prominent shop, store and parking space to let under a new lease with no premium

020 8681 2000

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specialist advice on all property matters

29 Lower Addiscombe Road, Croydon, Surrey, CR0 6PQ

Available under a new lease £16,000 per annum exclusive

LOCATION: - The property is situated fronting Lower Addiscombe Road in a prominent position and highly visible to passing traffic. Lower Addiscombe Road is a link road between Croydon and Addiscombe, and on towards Beckenham, and the property benefits from vast quantities of passing vehicular traffic which is particularly heavy during the rush hour period. There is a densely populated catchment in the surrounding area, and this creates an amount of foot flow in the vicinity. The property is directly opposite a large Jewson builders' merchants which enhances the property's visibility. There is a bus stop immediately outside the property which also encourages foot flow to the vicinity.

DESCRIPTION: - The property comprises a ground floor lock up shop with storage to the rear and a rear car parking space dedicated to the shop. The property has a modern aluminum shop front with electric security shuttering over, a suspended ceiling internally and two storage areas to the rear together with a small kitchenette and WC. There is rear access to a car parking space.

ACCOMMODATION:

Gross frontage 4m
Internal width 3.92m
Shop depth 10.18m
Sales area 39.9m² (430ft²) approximately
Store 1 7.36m² (80ft²) approximately
Store 2 5.55m² (60ft²) approximately
Internal WC
Externally Rear dedicated car parking space.

USE/PLANNING: - We understand the property currently falls within Class A1 (General Retail) of the current Use Classes Order and would suit a variety of trades. The landlords will give consideration to alternate uses including office, medical etc subject to any necessary consents.

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

RENT: - An initial rent of £16,000 per annum exclusive is sought.

BUSINESS RATES: - The property has a ratable value of £10,000. Interested parties should contact the local authority to confirm the rates PAYABLE.

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

EPC RATING: - The property has an Energy Performance Certificate rating of 62 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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