



1b Northcote Road, Croydon, CR0 2HX

Shop fronted office to let providing a secure air conditioned environment with furniture potentially available and to let under a new lease.

020 8681 2000 | info@hnfproperty.com



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£10,000 p.a.x Leasehold

LOCATION: -

The property is situated fronting Northcote Road, close to its junction with Whitehorse Road to the north of Croydon Town Centre and in a reasonably visible position. Northcote Road is a busy link road and bus route between Whitehorse Road and Selhurst and the property benefits from a good deal of passing vehicular traffic, which is particularly heavy during rush hour periods. The surrounding area is a reasonably densely populated residential catchment, but with numerous business premises also located nearby including Halfords, Tesco, Travis Perkins and a TK Maxx store.

DESCRIPTION: -

The property comprises a ground floor shop fronted office, well suited to a small professional business. The property has a modern shopfront with electric security shuttering, air conditioning (not tested), its own WC and small kitchenette area and a rear fire exit. The property currently remains furnished with a number of desks and

these may be available for a tenant if required. The property is considered suitable for a variety of businesses, but particularly well suited to office occupiers.

ACCOMMODATION:-

Gross overall frontage	6m
Internal width	6.01m narrowing to 4.74m after 3.19m and narrowing further to 2.72m after a further 2.02m.
Maximum depth	6.48m
Overall area	31.67m (340ft ² approx.)
Dedicated WC	
Rear fire exit	

TENURE:-

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

BUSINESS RATES: - The property has a rateable value of £3,800 Interested parties should contact the local authority to confirm the rates PAYABLE.

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

USE/PLANNING: -

We understand the property currently falls within Class A2 (retail/office) of the current Use Classes Order and the landlords require an office type user as a tenant.

RENT:- An Initial rent of £10,000 pax is sought.

EPC RATING: - The property has an Energy Performance Certificate rating of 95 within Band D 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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