



9 St James's Road, Croydon, CR0 2SB

Corner position shop fronted office with private yard / parking in West Croydon

020 8681 2000

info@hnfproperty.com



specialist advice on all property matters

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Rent: £14,000 per annum exclusive

LOCATION: - The property is situated fronting St James's Road with a return frontage onto Wellington Road in West Croydon. St James's Road is an extremely busy link road and the property is highly visible to a good deal of passing vehicular traffic, much of which is compelled to stop at the traffic lights with London Road. The surrounding area is an extremely densely populated residential catchment and there is a nearby primary school within a few moments' walk.

DESCRIPTION: - The property comprises a corner position ground floor shop fronted office with a good frontage and return frontage. The property was most recently used as a letting agency and has a modern shop front, security shuttering, suspended ceiling and ground floor WC and kitchenette facilities. There are two basement areas, one of which has a degree of natural light via pavement lights. In addition, there is a rear walled yard and garage which are useful for outside storage but also benefit from a crossover which could provide off-street parking for two vehicles in the event that the garage was removed.

The property is well suited to a shop fronted office but may also suit other trades, including hairdressers, barbers and other services, etc. The capacity to create parking to the rear is somewhat of a rarity in the locality.

ACCOMMODATION:

Gross frontage	4.8m
Return frontage	4.42m
Internal width	4.65m narrowing towards the rear
Maximum shop depth	8.98m
Sales area	32.15m ² (350ft ²) approx.
Kitchen / staff area	4.95m ² (55ft ²) approx.
Internal WC at ground floor	
Basement area 1	17.39m ² (185ft ²) approx.
Basement area 2	3.84m ² (165ft ²) approx.
Total basement	350ft ² approx.
Rear yard / garage	37.5m ² (405ft ²) approx.

NB: the removal of the garage would enable the yard to be used for off-street parking via a crossover that already exists.

USE/PLANNING: - We understand the property currently falls within Class A2 (Retail / Office) of the current use classes order and would suit a variety of trades.

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

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

BUSINESS RATES: - The property has a ratable value of £9,600. Interested parties should contact the local authority to confirm the rates PAYABLE.
www.tax.service.gov.uk/business-rates-find/search

EPC RATING: - An Energy Performance Certificate has been commissioned and will be available upon request.

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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