



# 13 Stafford Road, Croydon CRO 4NG

Former Tattoo Studio with Sui Generis Use TO LET

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specialist advice on all property matters

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## Rent £10,000pa Leasehold

**LOCATION:** - The property is situated on the busy B271 Stafford Road, which is a main road linking Croydon to Wallington and is close to the busy junction with the A23 Purley Way and minutes from Waddon Railway Station. The property is situated at the end of a small local parade with 30 minutes free parking along the front.

**DESCRIPTION:** - The property comprises of a ground floor shop unit formally used as a tattoo studio. Within the property there is a small reception area with studwork walls inside which has been taken out to produce an open plan area measuring approximately 600ft<sup>2</sup>. Within the premises there are male and female toilets and a small kitchenette. It was formally used as a tattoo parlour but could be used for a number of retail related trades.

**USE/PLANNING:** - We understand the property falls within Class Sui Generis of the Town & Country Planning (Use Classes) Order and could revert back to general Class A1 retail, Subject to planning

### **ACCOMMODATION:**

Net frontage	3.72m	(12.2ft)
Shop depth	10.83m	(35.5ft)
Overall sales area	54.6m <sup>2</sup>	(887.7ft <sup>2</sup> )
Kitchenette		
Male & Female toilets		

**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 £10,000 per annum 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](http://www.tax.service.gov.uk/business-rates-find/search)

**EPC RATING:** - The property has an Energy Performance Certificate rating of 86 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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