



77A Whitehorse Road, Croydon, CR0 2JJ

Shop / Office To Let

020 8681 2000

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77a Whitehorse Road, Croydon, Surrey, CR0 2JJ

Amount: £12,500 pa Leasehold

LOCATION: - The property is situated on the southern end of Whitehorse Road, coming away from central Croydon going towards Thornton Heath. It is located within a local parade, close to the junction with Union Road. The shop benefits from constant vehicular traffic and a number of bus routes. It is a densely populated residential area and the shop would benefit from huge pedestrian footfall.

DESCRIPTION: - The property comprises of a well-maintained shop / office with a main retail area and a secondary retail area / office. There is also a kitchenette, WC and store room. It has been decorated to a good standard with laminated floors, air conditioning and benefits from electronic security roller shutters.

ACCOMMODATION:

Net frontage	4.75m (15'6)
Overall shop depth	10.7m (34')
Overall net retail area	44.3m ² (478ft ²)
Kitchenette	
WC	
Small store room	

USE/PLANNING: - We understand the property currently falls within Class A1 (General Retail) of the Town & Country Planning (Use Classes) Order.

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

RENT/PRICE: - £12,500 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: - An EPC has been commissioned and will be provided once completed.

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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