



**BAXTER PHILIPS**  
**020 8313 9000**  
baxterphilips.co.uk

**SHOP TO LET**  
**A1 OR SUI GENERIS**

**218 ADDINGTON ROAD**  
**SELSDON**  
**CR2 8LD**

## LOCATION:

The subject premises are located on the south side of Addington Road, Selsdon which forms this local urban district centre's main retail and leisure thoroughfare. There are numerous multiple occupiers within the vicinity including Costa, Sainsbury's, Wetherspoons and High Street banks. The premises form part of a terrace of modern construction which is typical of the area.

## DESCRIPTION:

The premises form part of a parade of similar style shops offering various retail and restaurant uses. The premises have previously been let as a hardware/computer repair shop and prior to that, the property was occupied as a pet shop. Some of the fixtures and fittings from the previous occupiers remain in situ, these are untested by us or our clients. Situated at the rear of the property are two private car park spaces for the use of the tenant and there are numerous pay and display spaces outside the front of the property.

## ACCOMMODATION:

The premises afford the following approximate net internal areas.

Internal Sales Width =	16'6
Internal Sales Depth =	53'6
Total Sales Area =	883 sq ft – 82 sq m
Rear Storage =	43 sq ft – 4 sq m
WC & Kitchen Point	

## TERMS:

Available by way of a new full repairing and insuring lease for a term to be agreed, with provision for regular rent review.

## USE:

Current uses A1 retail however planning permission has recently been granted to allow Sui Generis use.

[https://publicaccess3.croydon.gov.uk/online-applications/applicationDetails.do?keyVal=PN9YT2JLJ2G00&activeTab=su  
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## RENT:

**£18,000 per annum exclusive**

## RATES:

RV 2017 £15,000

UBR 2019-2020 49.1p in the £

Small business rate relief maybe applicable if the rateable value is £15,000 or below. Please find further details using this link at <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief>

## EPC:

***Rating: C-65***

Please contact us if you would like to be provided with a full copy of the Energy Performance Certificate (EPC).

## V.A.T.:

The property is not elected for VAT and therefore is not currently chargeable on the rent.

## VIEWING:

Strictly via sole agents: Baxter Philips - Tel: 020 8313 9000

**Subject to contract**

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