

CHARTERED SURVEYORS – VALUERS COMMERCIAL & INDUSTRIAL ESTATE AGENTS
PROPERTY MANAGERS & BUILDING SURVEYORS

GROUND FLOOR OFFICE/RETAIL PREMISES

787 sq ft (73.11 sq m)

TO LET

1A SELSDON ROAD, CROYDON, SURREY, CR2 6PU



LOCATION:

The premises are situated in Selsdon Road just off South End and Brighton Road in a vibrant local shopping area opposite the Tesco convenience store.

Bus services can be found in the surrounding roads serving the local area whilst South Croydon railway station is within 5 minutes walk and the entire town centre of Croydon with its excellent amenities is within walking distance of the premises.

ACCOMMODATION:

The premises comprise a modern open plan A2 office/retail unit, previously used by a recruitment agency, and fitted out to a very good modern standard ready for immediate occupation.

The premises comprise:

Large open plan office area	704 sq ft (65.41 sq m)
Kitchen/break out area	83 sq ft (7.7 sq m)
Total:	787 sq ft (73.11 sq m)



Covering SOUTH LONDON • KENT • SURREY • SUSSEX

PAUL S. LACK BSc FRICS RICHARD G WOODS BSc FRICS

ASSOCIATE: JERRY C TAYLOR FRICS

Regulated by RICS

IMPORTANT ATTENTION IS TO THE NOTICE OVERLEAF

AMENITIES:

Amenities include:

- Attractive modern shop front
- Suspended ceiling with LED lighting
- Gas fired central heating with thermostatically controlled radiators
- Carpeted and vinyl floor covering to rear
- Existing IT cabling to be left in place
- Modern male and female toilet facilities
- Modern kitchen/break out area

**LEASE:**

The premises are available on a new effective full repairing and insuring lease for a period of years to be agreed.

RENT:

£18,000 per annum exclusive.

RATEABLE VALUE:

We understand from the Valuation Office website (www.voa.gov.uk) that the rateable value for the premises is £16,250.

All interested parties should make their own enquiries.

NOTICE

Stuart Edwards Fullermoon for themselves and for vendors or lessors of this property whose agents they are give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract.
- (ii) All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) If for any reason an interested party wishes to rely on any aspect of the particulars or statement at any particular date without further investigation such interested party should seek direct written confirmation from Stuart Edwards Fullermoon.
- (iv) No person in the employment of Stuart Edwards Fullermoon has any authority to make or give any representation or warranty whatever in relation to this property.

SERVICES:

None of the services have been tested and all interested parties should make their own enquiries.

VAT:

The figures quoted are exclusive of VAT if applicable.

LEGAL COSTS:

Each party is to be responsible for their own legal costs incurred in the transaction.

Viewing strictly by appointment through sole agents:

Jerry Taylor, Stuart Edwards Fullermoon
102-104 High Street, Croydon, CR9 1TN.
Tel: 020 8688 8313. Fax: 020 8688 7121.
Email: jerryt@stuart-edwards.com

SUBJECT TO CONTRACT

(November 2018)

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website. (www.commercialleasecodeew.co.uk)

