



3 Ruskin Parade, Selsdon Road, South Croydon, Surrey, CR2 6PW

Good size shop to let in a popular parade
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£18,500 Per Annum Exclusive

LOCATION: - The property is situated fronting Ruskin Parade, set back from Selsdon Road, and forming part of a popular parade. The property shares the immediate vicinity with a Budgens food store, Coral bookmakers, dry cleaners and a café and restaurant. Selsdon Road is a busy link road and thoroughfare, and the property is highly visible to passing vehicular traffic.

There are a number of short-term parking spaces in the vicinity, on either a free or a pay and display basis, and this encourages quick stop trade to the locality. The property is very close to South Croydon station which increases foot flow to the locality, particularly during the rush hour periods. The property is set back from a deep pavement with canopied frontage and there is a bus stop immediately outside which also brings pedestrian flow to the locality.

The surrounding area is a densely populated residential catchment which the parade is able to service.

DESCRIPTION: - The property comprises a ground floor lock-up shop, most recently used as a specialist food store. The property has an aluminum shop front, electric internal security shuttering, suspended ceiling, air conditioning (not tested), rear loading and an internal WC.

The property is considered suitable for a wide variety of uses.

ACCOMMODATION: -

Gross frontage	5.20m
Internal width	5.15m
Maximum shop depth	11.47m
Sales area	59m ² (635ft ²) approx. (Currently partitioned)
Loading area/Store	3.42m ² (37ft ²) approx.
Store/Preparation area	3.04m ² (33ft ²) approx.
Internal WC	

TENURE: - The property is to be offered by way of a new lease, the length of which is to be negotiated. Leases are to be contracted outside the security of tenure provisions of the landlord and Tenant act 1954 part 2 (as amended).

USE/PLANNING: - We understand the property currently falls within Class E of the current Town & Country Planning (Use Classes) Order and is considered suitable for a variety of uses.

RENT: - An initial rent of £18,500 per annum exclusive is sought.

BUSINESS RATES: - The property has a ratable value of £17,000. Interested parties should contact the local authority to confirm the rates payable. www.tax.service.gov.uk/business-rates-find/search

EPC RATING: The property has an EPC and is rated 53 within Band C.

VAT: - All rental and capital figures quoted within these details may be chargeable to VAT. Enquiries should be made of the letting agents in this regard.

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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