



96D South End, Croydon, Surrey, CR0 1DQ

An attractive period ground floor office space to let suitable for a variety of operators.

020 8681 2000

info@hnfproperty.com



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£25,000 Per Annum Exclusive -New lease.

LOCATION: - The property is situated fronting South End in South Croydon which is a popular commercial area. South End is a busy link road between Central Croydon and Purely. The property benefits from passing vehicular traffic which is particularly heavy during rush-hour as well as being on a bus route. The nearby pedestrian crossing encourages pedestrian footfall but also makes the premises more visible to passing traffic. The surrounding area is a densely populated residential catchment which the premises are able to service and the unit shares the vicinity with a mixture of local and more multiple trades.

DESCRIPTION: - The property comprises a ground floor period-built premises. The property has double door access directly from the street which is lobbied internally. The accommodation is currently arranged as a sales office with two private offices, a small store/interview room, kitchenette, disabled WC and a further WC as well as a modest full height storage basement. The ground floor is slightly split level in arrangement. The property benefits from high ceilings with good quality lighting and central heating (not tested). There

is good natural light from large windows.

ACCOMMODATION:

Gross frontage 10.33m (33'10)
Internal width 9.38m (30'9)
Unit depth 10.39m (34'11)
Overall internal area 94.39m² (1016ft²)
(Currently partitioned to create private spaces, a staff room and small store.
Disabled WC and additional WC
Small Storage Basement

USE/PLANNING: - We understand the property currently falls within Class E of the current Town and Country Planning (Use Classes) Order and was previously used as an office space. The property is suitable for a variety of uses within Class E. The property has been used for offices/training space and is considered ideal for such uses but is also well suited to quasi medical or educational operations.

TENURE: - The property is to be offered by way of a new lease on full repairing and insuring terms, the length of which is to be negotiated.

RENT/PRICE: - An initial rent of £25,000 per annum exclusive is sought.

BUSINESS RATES: - The property has a ratable value of £25,000. 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 currently has an EPC rating of D.

VAT: - We are advised by the landlord that the property is not elected to VAT.

VIEWINGS: - Viewings by prior arrangement – please telephone 0208 681 2000.

020 8769 0161

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HNF Property for themselves and for the vendors or lessors of this property whose agents they are give notice that:
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8th September 2022



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