



# 13 Bywood Avenue, Croydon, CR0 7RB

A ground floor lock up shop to let and available on a new lease



020 8681 2000

info@hnfproperty.com

specialist advice on all property matters

# 13 Bywood Avenue, Croydon, CR0 7RB

## £10,000 Per Annum Exclusive

**LOCATION:** - The property is located on Bywood Avenue which is a local parade. Bywood Avenue is a side road off the A222 connecting Elmers End and Croydon. Local trades include a Tesco Express opposite and other smaller traders. There is parking at the front of the property promoting quick-stop trade.

**DESCRIPTION:** - The property comprises a shop-fronted ground floor Class E premises benefiting from tiled flooring and aluminium shutter. The property has rear pedestrian access from a service road via chaffinch Avenue and there is an external WC. The property has most recently been used as a hair salon but is considered suitable for a variety of trades.

**ACCOMMODATION:** -

Gross frontage	4.424m (14 ft)
Internal width	4.424m (14 ft) reducing to 2.75m (9 ft) to the rear
Internal depth	8.936m (29 ft)
Sales area	30.982m <sup>2</sup> (333ft <sup>2</sup> ) approx.
External WC	

**USE/PLANNING:** - The property currently falls within Class E (Retail / Office) of the current Use Classes Order and is considered suitable for a wide variety of uses.

**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:** - An initial rent of £10,000 (ten thousand pounds) per annum exclusive is sought.

**BUSINESS RATES:** - The property has a ratable value of £4,950. Interested parties should contact the local authority to confirm the rates PAYABLE. [www.tax.service.gov.uk/business-rates-find/search](http://www.tax.service.gov.uk/business-rates-find/search)

**EPC RATING:** - The property has an EPC rating of 61 within Band C.

**VAT:** - It is understood 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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13<sup>th</sup> October 2023



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