



## 2 Ruskin Parade, Selsdon Road, Croydon

Former dry cleaners to let fronting a popular parade close to South Croydon Station and with rear access for loading.

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# 2 Ruskin Parade, Selsdon Road, South Croydon, CR2 6PW

## £18,500 Per Annum Exclusive

**LOCATION:** - The property is situated fronting Ruskin Parade, a popular commercial block on Selsdon Road close to South Croydon station and located just off Brighton Road. Selsdon Road has a good amount of short-term parking available on a pay and display basis and the parade itself has a bus stop immediately outside which increases pedestrian foot flow. The property is relatively close to South Croydon Station and the surrounding area is a densely populated residential catchment which the previous business serviced for many years. Selsdon Road is somewhat of a cut-through which enhances the property's visibility.

**DESCRIPTION:** - The property comprises a ground floor lock-up shop fronted premises most recently used as a dry cleaners but is considered suitable for a variety of trades. The property has electric security shuttering, an aluminum shopfront, high ceilings and solid floors. There are loading doors at the rear leading onto a service road to enable loading to take place and an internal WC.

**ACCOMMODATION:** -

Gross frontage	5.6m
Internal width	5.59m
Shop depth	13.68m
Sales area	71.05m <sup>2</sup> (765ft <sup>2</sup> ) approx.
Internal WC.	

**USE/PLANNING:** - We understand the property formerly operated as a dry cleaner and we anticipate that any use within Class E of the current Town and Country Planning (Use Classes) Order will be possible but interested parties should make their own enquiries of the Local Planning Authority.

**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).

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

**BUSINESS RATES:** - The property has a ratable value of £16,750. 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 30 within band B.

**VAT:** - We are advised by the landlord that the property is elected to VAT and VAT will therefore be chargeable on all rents.

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

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