



39 Lower Addiscombe Road, CR0 6PQ

A ground floor kiosk sized lock-up shop and basement to let on a new lease.

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39 Lower Addiscombe Road, Croydon, CR0 6PQ

£15,000 per annum exclusive

LOCATION: - The property is situated fronting Lower Addiscombe Road in a prominent position and highly visible to passing pedestrian and vehicular traffic. Lower Addiscombe Road is a link road between Croydon, Addiscombe and Beckenham. The property benefits from vast quantities of passing vehicular traffic which is particularly heavy during the rush hour period. The surrounding area is a densely populated residential catchment which the property is able to service.

DESCRIPTION: - The property comprises a ground floor lock-up shop with a storage basement. The property has a glazed shopfront with an electric roller security shutter (not tested). There is an internal WC at ground floor level.

ACCOMMODATION: -

Gross frontage 3.826m (12ft) approx.
Internal width 3.826m (12ft) approx.
Shop depth 5.639m (18ft) approx.
Sales area 21.61m² (232ft²)
Approx.

WC

Basement 23.79m² (256ft²) approx.

USE/PLANNING: - We understand the property currently falls within Class E of the Town and Country Planning (Use Classes) Order. **Interested parties should make their own enquiries with the local authority prior to offer.**

TENURE: - The property is to be offered by way of a new lease, the length of which is to be negotiated.

RENT/PRICE: - An initial rent of £15,000 (Fifteen thousand pounds) per annum exclusive is sought.

BUSINESS RATES: - The property has a rateable value of £7,900. Small business rate relief may apply, and 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 rating of seventy-seven within Band D.

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

020 8769 0161

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2nd October 2024



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