



## 3 Cairo New Road, Croydon, Surrey, CR0 1XP

Good sized newly constructed commercial premises to let.

020 8681 2000 | [info@hnfproperty.com](mailto:info@hnfproperty.com)



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# 3 Cairo New Road, Croydon, Surrey, CR0 1XP

## Initial Rent - £22,500 per annum exclusive

**LOCATION:** - The property is situated fronting Cairo New Road to the southwest of the centre of Croydon with both a good frontage and a return frontage. Cairo New Road is just a few minutes' walk from a nearby tram stop and bustling Church Street. The property also has relatively easy access to West Croydon station and the centre of Croydon generally. The property forms part of a large mixed development and there are nearby public car parks.

**DESCRIPTION:** - The property comprises a ground floor lock-up premises newly constructed and yet to be occupied. The property is in shell and core condition with concrete floors and services to a main head. The property has a 10.26m frontage and a 6.5m return frontage giving good visibility to passing vehicular and pedestrian traffic. The property is considered ideal for a variety of uses such as office, specialist retail and medical and quasimedical.

**ACCOMMODATION:** -

Gross frontage	10.26m
Return frontage	6.51m
Internal width	13.5m widening to 19.5m after 6.5m then narrowing to 9.38m before narrowing further to 3.42m
Maximum unit depth	15.3m
Overall floor area	1117m <sup>2</sup> (1850ft <sup>2</sup> ) approx.
Rear fire exit	

**USE/PLANNING:** - We understand the property would now be considered to fall within Class E (Retail / Office) of the current Town and Country Planning (Use Classes) Order and is considered suitable for a wide variety of uses and is particularly well suited to destination type operations.

**Interested parties should make enquiries of the local authority in respect of their intended use 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 £22,500 (twenty-two thousand five hundred pounds) per annum exclusive is sought.

**BUSINESS RATES:** - The property is to be assessed for business rates. Enquiries should be made of the Valuation Office Agency in this regard. [www.tax.service.gov.uk/business-rates-find/search](http://www.tax.service.gov.uk/business-rates-find/search)

**RATEABLE VALUE:** -The property is yet to be assessed for business rates due to its newbuild construction.

**EPC RATING:** - The property has an EPC rating of 96 within band D.

**VAT:** - We are advised that the property is not currently elected to VAT and VAT is therefore not charged on rent.

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

020 8769 0161

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Viewings by prior arrangement - call our team for more information.

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6<sup>th</sup> November 2024



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