

# SHIRLEY, CROYDON

812 WICKHAM ROAD

CRO 8EB

# LINAYS

COMMERCIAL

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**TO LET - GROUND FLOOR RETAIL UNIT – PROMINANT MAIN ROAD POSITION  
FROM 535 SQ.FT (50 SQ.M) TO 1485 SQ.FT (138 SQ.M)**

## Location

Shirley is a suburb located within the London Borough of Croydon.

The property is situated on Wickham Road (A232) which links Shirley with West Wickham. The property forms part of a well-established parade in a busy trading position benefitting from free one hour car parking at the roadside. West Wickham railway station is within walking distance and provides regular trains to central London with an approximate journey time of 30 minutes to London Stations. The area is well served by local buses 119, 194, 198 & 356



## Accommodation

(with approximate dimensions and floor areas)

### Ground Floor Retail:

Internal Width:	19'6"	5.98m
Sales Depth:	25'9"	7.9m
<b>Sales Area:</b>	<b>535 sq.ft</b>	<b>50 sq.m</b>
WC & Kitchen		
Rear Office & WC Area:	236 sq.ft	22 sq.m
Rear Storage Area:	710 sq.ft	66 sq.m
<b>Total Ground Floor Area</b>	<b>1485 sq.ft</b>	<b>138 sq.m</b>
Rear Yard		

Our client is willing to spilt the demise to suit the requirements of an ingoing tenant.

## Description

The property comprises a mid-terrace ground floor retail unit currently arranged to provide front sales area with extensive single storey storage/office/sales area to the rear plus kitchenette and WC facilities.

The property benefits from a rear yard accessed via Oak Avenue with parking for one vehicle.

THE PROPERTY MISDESCRIPTONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order of fit for the purpose. Prospective Purchasers/Lessees are advised to obtain verification from their Solicitor or Surveyor. References to the tenure of this property are based on information supplied by our Clients. The Agent has not had sight of the Title Documents and prospective Purchasers/Lessees are advised to obtain verification from their Solicitor.

These Particulars do not form, nor form any part of, an offer or contract. Neither Linays Commercial nor any of their employees has any authority to make or give further representations or warranties to the property

Ref: MC/4838

## Terms

The premises are available to let on the basis of a new full repairing and insuring lease for a term of years to be agreed at a commencing rent of **£12,000, £15,000 or £25,000** per annum exclusive dependent on desired sales floor area. Rents payable quarterly in advance.

## Rating Assessment

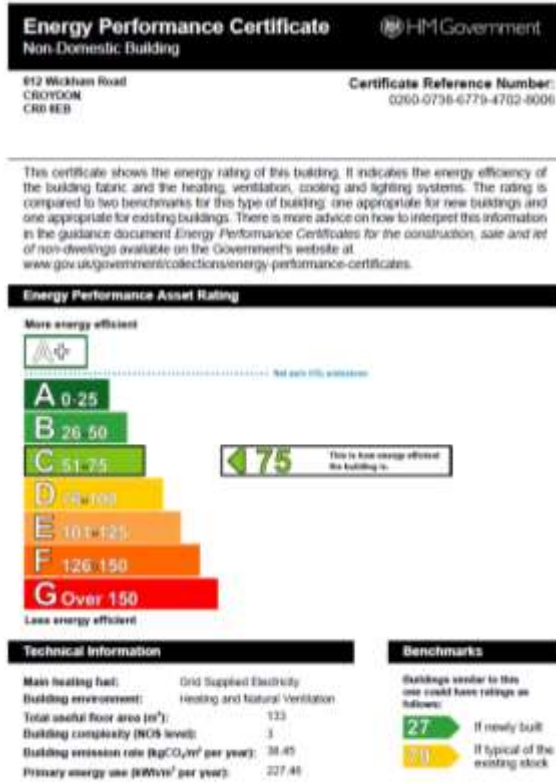
We understand from the Valuation Office Agency (VOA) website that the rates payable on the ground floor premises are £6,000.00 (2018/19 assessment). Interested parties are **strongly** advised to check the actual rates liability with the local authority directly.

Prospective tenants may be able to obtain full relief from Business Rates under the small business rate relief Government incentive and should contact the London Borough of Croydon Business Rates Department.

## VAT

We have been advised by our clients that VAT will not be payable upon the rental price under current legislation.

## Commercial Energy Performance Certificate



## Viewings

Available by prior appointment via Linays Commercial Limited.



Contact: Mandeep Cheema  
Email: mc@linays.co.uk

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