

CROYDON

138-140 EPSOM ROAD

CRO 4PY

LINAYS

COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
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TO LET – DETACHED ‘CLASS E’ BUILDING – 671 FT² (62.33 M²)

Location

Croydon is a busy South London suburb, located approximately 12 miles south of Central London and 7 miles north of the M25 motorway at Junction 7.

The subject property occupies a prominent at the junction of Epsom Road and Duppas Hill Road (A232) with high levels of passing traffic.

Waddon Station is approx. 2-minute walk from the premises, providing regular services to London Bridge and Victoria.



Description

The subject property comprises a detached single storey building benefitting from a flexible ‘Class E’ use.

The premises have most recently been used as a tuition centre however such are considered suitable for a range of uses including retail, offices, medical cafes/restaurants and beauty.

Internally the premises provide a central entrance lobby, four individual rooms including kitchenette plus WC facilities. Floorplans are available upon request.

Accommodation

(with approximate dimensions and net internal areas)

Total Net Internal Area: 671 sq ft (62.34 sq m)

Terms

The premises are available to let on the basis of a new effectively full repairing and insuring lease for a term of years to be agreed at a commencing rent of **£12,000 per annum exclusive**.

A minimum rental deposit equivalent to 3 months rent is to be held by the Landlord throughout the term.

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

Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £2,499. 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 Business Rates section of London Borough of Croydon.

VAT

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

AML

A successful applicant will be required to provide the usual information to satisfy the Anti-Money Laundering statutory requirements when Heads of Terms are agreed.

Energy Performance Certificate

Energy performance certificate (EPC)

130-134 Epsom Road
Croydon
Surrey
CR0 4PY

Energy rating

D

Valid until: 6 November 2030

Certificate number: 8584-5444-4031-6483-6688

Property type: B1 Offices and Workshop businesses
Total floor area: 58 square metres

Rules on letting this property

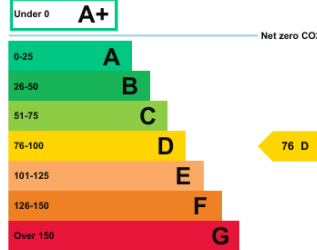
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is D.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



Viewings

Available by prior appointment with Linays Commercial Limited.

Contact:
Toby Allitt

Email:
ta@linays.co.uk