

CROYDON

46 Church Street

(NEAR SURREY ST MARKET)

CR0 1RB



GROUND FLOOR RETAIL UNIT TO LET (AI USE)

Location

The Property is situated fronting Church Street in Croydon, just south of Surrey Street Market. Nearby retailers include McDonald's, Lidl, Bonmarche and Argos plus a number of specialist and local trades.

Church Street benefits from good pedestrian flow and is also on a tram route thus ensuring a high degree of visibility. The surrounding area is a densely populated residential area with new residential developments including new flats close by.



Description

The accommodation comprises a ground floor retail unit with ancillary storage and wc. There are two parking spaces to the rear.

Accommodation

Business Rates

46 Church Street Croydon

	M ²	Sq. Ft
Retail / Sales	58.90	634
Ancillary Kitchen / storage	10.77	116
TOTAL	69.67	750

According to the Government website the property has a Rateable Value of £ 17,250.00 The UBR for 2015/16 is 48.0p in the £.

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.

Rent: Offers in excess of £ 25,000 per annum are invited.

46 Church St Croydon - SHOP TO LET

VAT – Not applicable

Plant and Equipment

Please note that none of the equipment or systems in the property has been tested to ensure that they are in working order. Proposed purchasers/lessees are recommended to make their own investigations.

Legal Costs

Each party to be responsible for their own legal costs

Viewing

Any weekday from 9.30 am to 5.00pm with prior appointment.

Contact EDDY SHAH – 020 8688 4231

Joint letting agents

Nick Payne – Gildersleve & Payne : 020 8686 4400



Contact:

EDDY SHAH

020 8688 4231

Email:

sdshah@remys.co.uk

THE PROPERTY MISDESCRIPTIONS 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 ZK INVESTMENTS nor any of their employees has any authority to make or give further representations or warranties to the property.



Energy Performance Certificate

Non-Domestic Building



46 Church Street
CROYDON
CR0 1RB

Certificate Reference Number:
0220-0534-8469-5692-0002

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

54

This is how energy efficient the building is.

