

OFFICE/RETAIL UNIT USE CLASS E
LONG LEASEHOLD FOR SALE

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G&P PROPERTY
COMMERCIAL FOCUS

 **291/293 High Street,
CROYDON, Surrey, CR0 1QL**



LONG LEASEHOLD FOR SALE

**GROUND FLOOR OFFICE/RETAIL UNIT / USE
CLASS E**

**OF INTEREST TO INVESTORS AND OWNER
OCCUPIERS**

- Prominent Location
- Use Class E
- NCP car park close by
- Double shop front
- Good natural light

86.21 sq m (1040 sq ft)

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Viewing by appointment

G&P Property
21-23 Southbridge Place
Croydon
Surrey, CR0 4HA

020 8686 4400

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 **291/293 High Street,
CROYDON, Surrey, CR0 1QL**

Location

This ground floor property is situated in a prominent location on Croydon High Street at its junction with Thanet Place. Nearby occupiers include Leaders Estate Agents, Streets Ahead, Galicia Tapas Bar Restaurant, Anabella's Kitchen and Post office.

There is also an NCP close by and parking permits are available from Croydon Council. The property is within a short walking distance of East Croydon Railway Station and has multiple bus routes nearby.

Description/Accommodation

The property comprises a ground floor open-plan office/retail space refurbished to a very high standard. The accommodation benefits from excellent road frontage with good natural light and benefits from the following amenities:

Amenities Include:

- * Door Entry-phone
- * Suspended ceiling
- * Wood flooring
- * Security Alarm
- * Ample storage facilities
- * Air conditioning
- * Gas Central Heating
- * Rear Courtyard
- * Kitchen with Breakfast Bar area
- * Microwave
- * Refrigerator
- * Dishwasher

Internal Area

Net internal areas as follows:

Ground Floor	86.21 sq m	1040 sq ft
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Terms

The property is available by way of a Long Leasehold interest at a price of £250,000.

The property is also available on a new lease, terms to be agreed at a rent of £25,000pa.

Tenancies

The property is subject to a Lease to Imperial Construction Services Group Limited on a five year Lease from 19th October 2020 at a rent of £22,000 per annum. This lease expires in October 2025 and the property will be vacant at this time.

Business Rates

According to the Government website the Rateable Value is £21,750. The UBR for 2025/6 is 49.9p in the £.

Legal costs

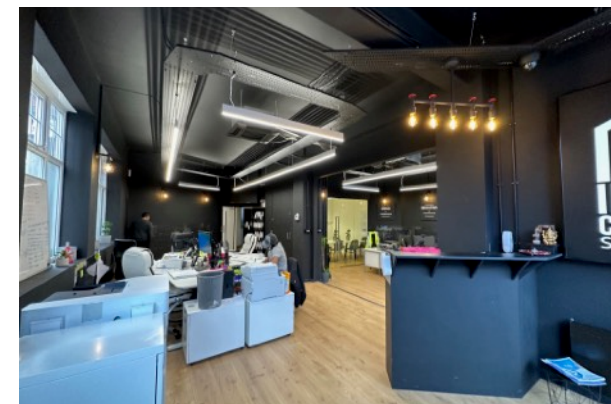
Each Party to be responsible for their own legal costs incurred in this transaction.

Energy Performance Certificate

Energy Performance Certificate available upon request.



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Property Misdescriptions Act

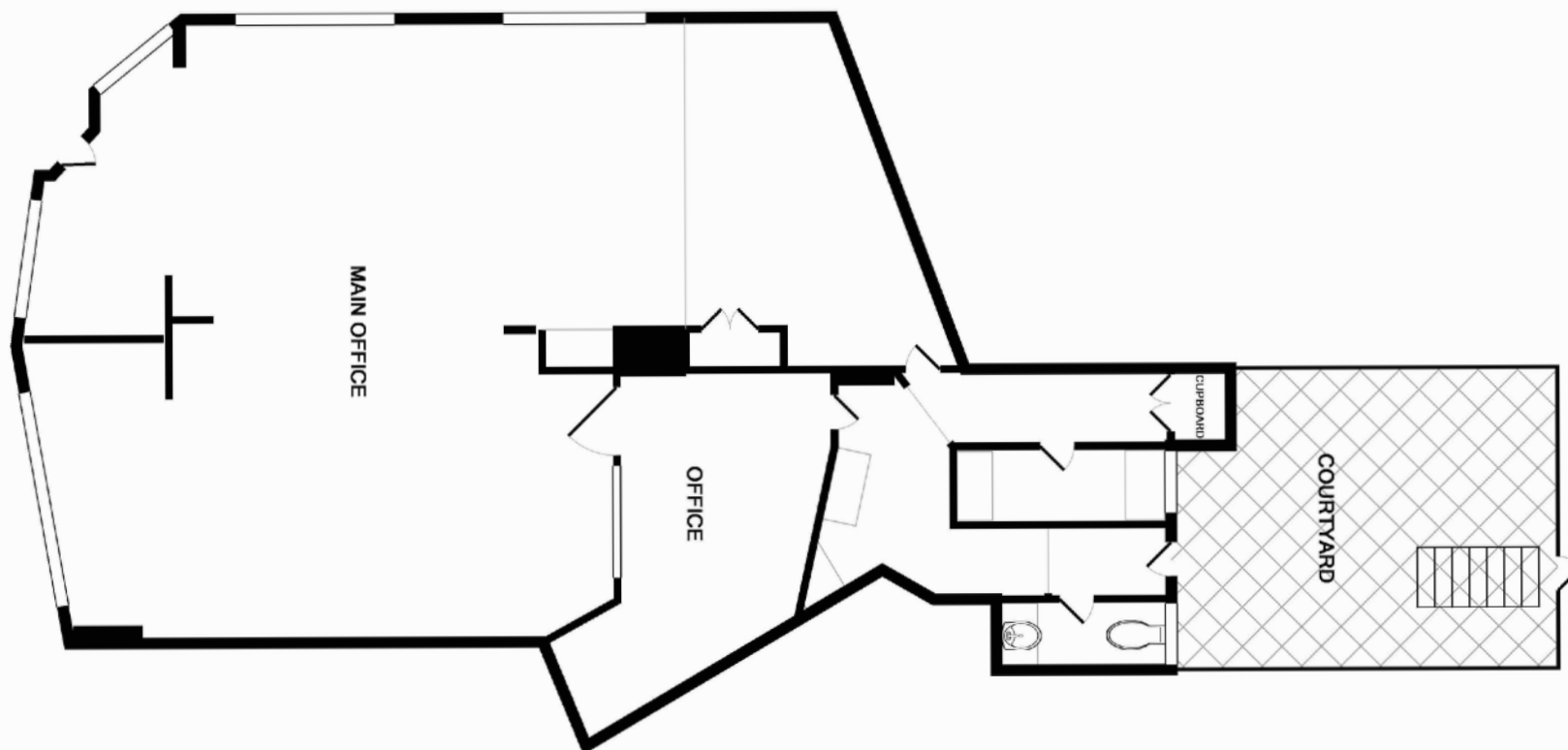
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TOTAL APPROX. FLOOR AREA 1066 SQ.FT. (99.0 SQ.M.)

Measurements are approximate, not to scale and for illustrative purposes only.
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