

CLASS E OPPORTUNITY

CROYDON

UNIT 16
NORFOLK HOUSE
WELLESLEY ROAD

Description

Croydon is a significant town in South London. Wellesley Road is centrally situated in Croydon and is a prominent thoroughfare.

The Subject property is located on the eastern side of Wellesley Road. Retailers in close proximity include **Greggs**, **Wendy's**, **McDonalds** and **Popeyes**.

Please refer to the attached copy of the street traders plan for further details.

Accommodation

The premises are currently arranged over ground and first floors providing the following approximate areas:

Ground Floor Sales	634 sq. ft.	(58.90 sq. m)
Ground Floor Ancillary	105 sq. ft.	(9.75 sq. m)
First Floor Sales	1,056 sq. ft.	(98.10 sq. m)
First Floor Ancillary	1,285 sq. ft.	(119 sq. m)
Total	3,081 sq. ft.	(286.23 sq. m)

Plans of the accommodation are available on request.

Lease

The premises are available by way of assignment on the existing lease expiring on 8 April 2025. Alternatively, a new sublease may be available for a term to be agreed.

User

The premises currently falls under Class E use.

Rent

£34,500

per annum exclusive.

Subject to Contract



Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£37,000
UBR (23/24)	0.4999p

All parties are to advised to make their own enquires to the relevant authority.

EPC

This property has an EPC rating of D97. A full report is available upon request.

Legal Costs

Each party to pay their own legal fees incurred in this transaction.

Viewing

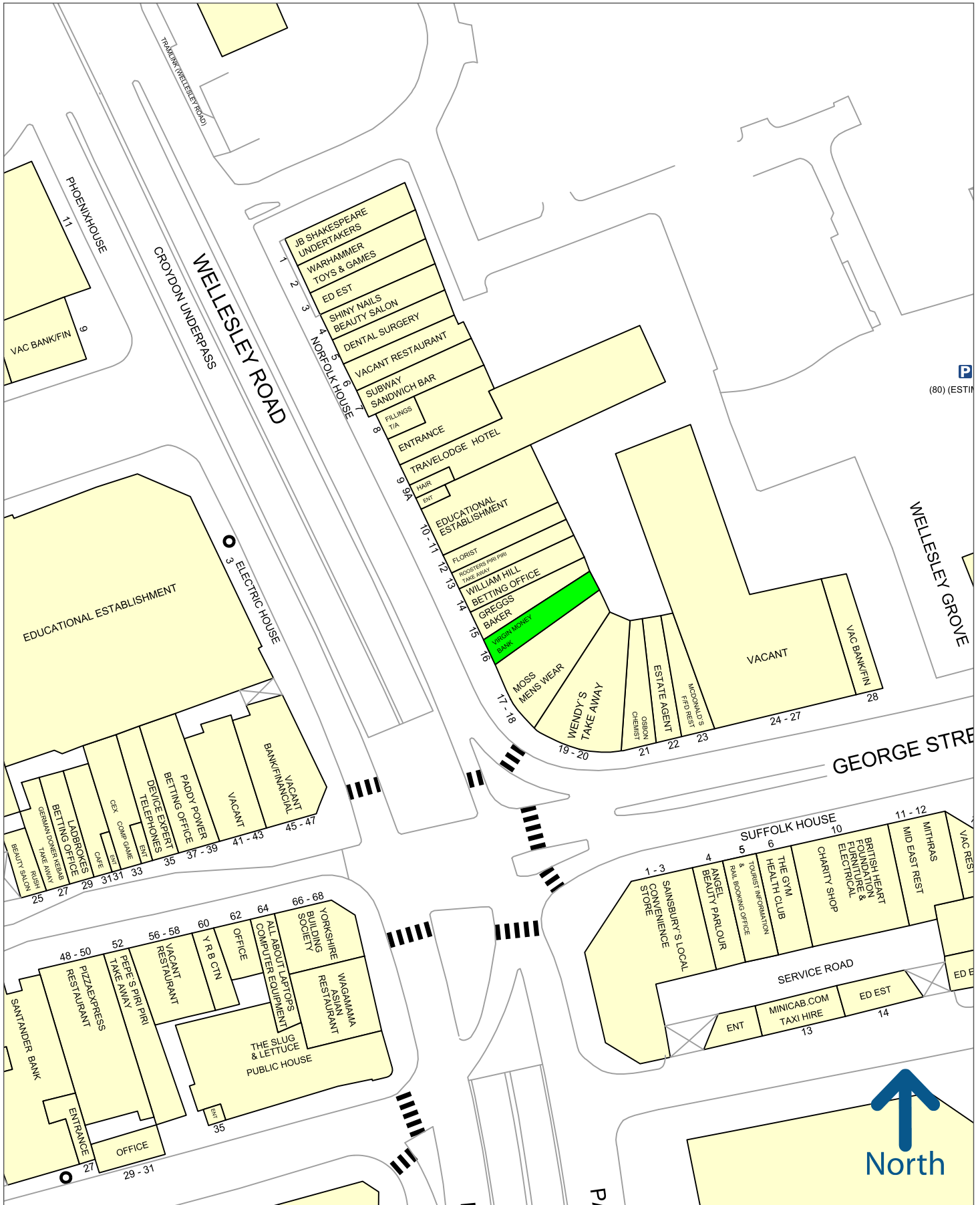
Strictly by appointment through sole agents, **Green & Partners**, contacting:

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In partnership with:





50 metres

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