

CHARTERED SURVEYORS – VALUERS COMMERCIAL & INDUSTRIAL ESTATE AGENTS  
PROPERTY MANAGERS & BUILDING SURVEYORS

## ***GROUND FLOOR SHOP***

### ***TO LET***

**283 LOWER ADDISCOMBE ROAD,  
CROYDON CR0 6RE**



**LOCATION:**

The premises are located on the north side of the Lower Addiscombe Road (A222) approximately 1¼ miles east of Croydon Town Centre. The property is in a good trading position within a substantial parade and close to the Addiscombe tramlink. Nearby occupiers include Boots and Sainsburys Local.

**ACCOMMODATION:**

The premises comprise ground floor shop premises with rear yard. The property is arranged as follows:-



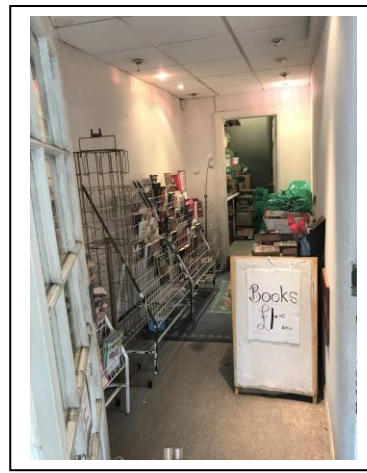
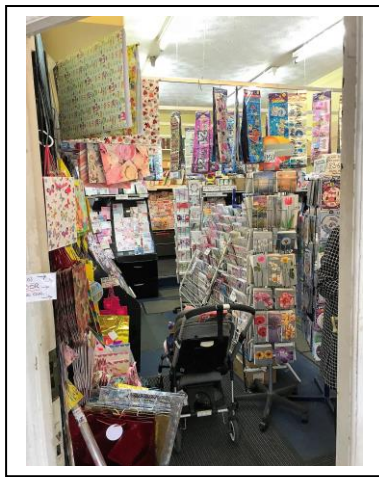
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PAUL. S. LACK BSc FRICS RICHARD G WOODS BSc FRICS

ASSOCIATE: JERRY C TAYLOR FRICS

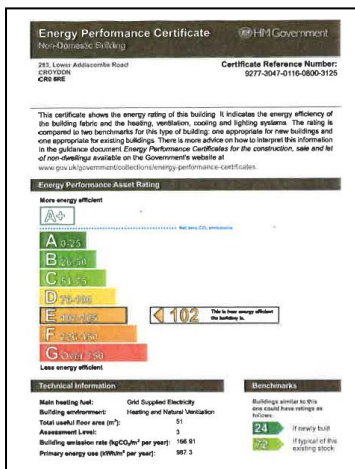
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**IMPORTANT ATTENTION IS TO THE NOTICE OVERLEAF**



Retail Area	326 sq ft	30.29 sq m
Ancillary retail/storage	<u>132</u> sq ft	<u>12.26</u> sq m
Separate o/s WC	458 sq ft	42.55 sq m

<b>TERMS:</b>	The shop is available to let on terms to be agreed.
<b>RENT:</b>	Offers in the region of £10,950 pa.
<b>VAT:</b>	Rent quoted is exclusive of VAT if applicable.
<b>LEGAL COSTS:</b>	Each party to be responsible for their own legal costs incurred in this transaction.
<b>VIEWING:</b>	Strictly by appointment with sole agent:



**Richard Woods**  
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**SUBJECT TO CONTRACT**  
**(March 2019)**

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website. ([www.commercialleasecodeew.co.uk](http://www.commercialleasecodeew.co.uk))

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