

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

**SELF CONTAINED MODERN OFFICE BUILDING
WITH ON SITE CAR PARKING**

2,367 sq ft (219.89 sq m)

TO LET or FOR SALE FREEHOLD

1A CHURCH ROAD, CROYDON, CR0 1SG



LOCATION:

The premises are situated in a conservation area overlooking the church green with the Tramlink stop in Church Street, East and West Croydon railway stations being within easy walking distance.

The entire town centre of Croydon has excellent shopping, recreation and other facilities together with local bus services, all of which are within walking distance.

ACCOMMODATION:

The accommodation is contained in this attractive self contained office building, constructed in the late 1980's and offered in excellent decorative order. The ground, first, second and third floors total some 2,367 sq ft (219.89 sq m) of net usable accommodation.



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Regulated by RICS

PAUL S LACK BSc FRICS RICHARD G WOODS BSc FRICS
ASSOCIATES: KENNETH M READ FRICS FBEng IRRV ROBERT D GUY FRICS JERRY C TAYLOR FRICS
CHARTERED BUILDING SURVEYOR: JOHN A SUTTIE FRICS

AMENITIES:**Amenities include:**

- Gas fired central heating with radiators
- Double glazed windows
- Raised floors
- Entry phone system
- Male, Female and Disabled WC's
- Kitchenettes
- Carpeted
- Suspended ceilings to most areas with fluorescent light fittings
- On site car parking

LEASE:

The premises are available on a new full repairing and insuring lease for a period of years to be agreed.

RENT GUIDE:

£50,000 per annum.

PRICE:

Alternatively, our clients would consider the sale of their freehold interest and offers in excess of £700,000.

RATEABLE VALUE:

We understand from the Valuation Office website (www.voa.gov.uk) that the rateable value for the property is £18,750. Individually they would all offer the possibility of Small Business Relief. Interested parties should make their own enquiries.

SERVICES:

None of the services have been tested and all interested parties should make their own enquiries.

VAT:

The figures quoted are exclusive of VAT if applicable.

LEGAL COSTS:

Each party is to be responsible for their own legal costs incurred in the transaction.

VIEWING:

Viewing strictly by appointment through joint sole agents:

Jerry Taylor, Stuart Edwards Fullmoon
102 - 104 High Street, Croydon, CR9 1TN
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**SUBJECT TO CONTRACT**

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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)

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