

SHIRLEY, CROYDON

812B WICKHAM ROAD

CRO 8EB

LINAYS

COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
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TO LET – SINGLE STOREY WORKSHOP/STORAGE PREMISES
APPROX 948 SQ.FT (88 SQ.M)

Location

Shirley is a suburb located within the London Borough of Croydon. The property is situated on Wickham Road (A232) at the rear of an established parade, which links Shirley with West Wickham.

West Wickham Railway Station is in close proximity and provides regular trains to central London with an approximate journey time of 30 minutes to London Stations. The area is well served by local buses 119, 194, 198 & 356



Accommodation

(with approximate dimensions and floor areas)

Total Floor Area: 948sq.ft (88sq.m)
Internal ceiling height: 7'4"

Description

The premises comprise a single story self-contained workshop/storage unit located within a rear yard. The property is currently arranged to provide clear open plan space with WC facility. Features include a steel up and over door.

Access to the premises is via a service road off of Oak Avenue.



Terms

The premises are available to let on the basis of a new effectively full repairing and insuring lease for a minimum term of term of 24 months at a commencing rent of **£9,000 per annum exclusive** payable quarterly in advance. The lease is to be granted outside the security provisions of The Landlord & Tenant Act 1954. A rental deposit will be required.

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 Linays Commercial nor any of their employees has any authority to make or give further representations or warranties to the property

Rating Assessment	Commercial Energy Performance Certificate
<p>We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £TBA(2018/19 assessment). Interested parties are strongly advised to check the actual rates liability with the local authority directly. Tenants may be able to obtain partial or full rate relief and should discuss this matter with the London Borough Croydon Council 020 8726 6000.</p>	 <p>Energy Performance Certificate HM Government Non-Domestic Building</p> <p>813 Wickham Road CROYDON CR9 5EB</p> <p>Certificate Reference Number: 0200-0730-6779-4702-8006</p> <p>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 in the guidance document <i>Energy Performance Certificates for the construction, sale and let of non-dwellings</i> available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.</p> <p>Energy Performance Asset Rating</p> <p>Worse energy efficient</p> <p>A 10-25 B 26-35 C 36-45 D 46-55 E 56-65 F 66-75 G 76-100</p> <p>75 This is the best energy efficient the building is.</p> <p>Best energy efficient</p> <p>Technical Information</p> <p>Main heating fuel: Grid Supplied Electricity Building environment: Heating and Natural Ventilation Total useful floor area (m²): 133 Assessment Level: 3 Building emission rate (kgCO₂/m² per year): 38.45 Primary energy use (MWh/m² per year): 227.40</p> <p>Benchmarks</p> <p>Buildings similar to this one could have ratings as follows:</p> <p>10-25 if newly built 76-100 if typical of the existing stock</p>
VAT	
<p>We have been advised by our clients that VAT will NOT be payable upon the rental amount under current legislation.</p>	
Legal Costs	Viewings
<p>The ingoing tenant is to make a contribution towards the landlord's legal fees.</p>	<p>Available by prior appointment with Linays Commercial Limited.</p>  <p>www.linays.co.uk 01689 875 511</p> <p>Contact: Mandeep Cheema Email: mc@linays.co.uk</p>

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