# SHIRLEY, CROYDON

812B WICKHAM ROAD

CRO 8EB



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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**

## **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.

(with approximate dimensions and floor areas)

Total Floor Area: 948sq.ft (88sq.m)

Internal ceiling height: 7'4"

#### **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

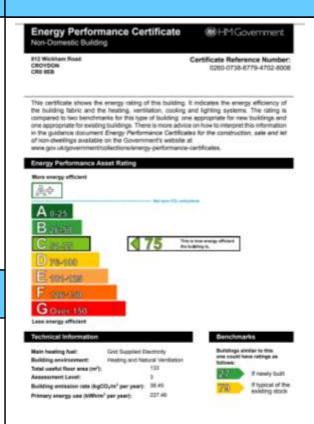
# **Rating Assessment**

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.

#### **VAT**

We have been advised by our clients that VAT will **NOT** be payable upon the rental amount under current legislation.

#### **Commercial Energy Performance Certificate**



## **Legal Costs**

The ingoing tenant is to make a contribution towards the landlord's legal fees.

# **Viewings**

Available by prior appointment with Linays Commercial Limited.

www.linays.co.uk

Contact: Email:

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