

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

VACANT SHOP AND FLAT

FREEHOLD FOR SALE

***5 THE PARADE, STAFFORD ROAD,
WALLINGTON, SM6 8ND***



LOCATION:

The property is located on the corner of Stafford Road and the Chase within a parade of similar properties, a short distance west of Stafford Road junction with the A23 (Purley Way) and just over a mile south west of Croydon Town Centre.

DESCRIPTION:

This mid parade property comprises a ground floor shop and a self contained split level 2 bed maisonette above, with rear garden and detached garage. All offered with vacant possession.

ACCOMMODATION: Ground Floor

Retail	34.37 sq m (370 sq ft)
Ancillary	11.89 sq m (128 sq ft)
WC	



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PAUL S LACK BSc FRICS RICHARD G WOODS BSc FRICS
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Regulated by RICS

(Cont'd):

TENURE:

PRICE:

RATES:

VAT:

LEGAL COSTS:

VIEWINGS:

Viewing strictly by appointment through sole agents:

Awaiting EPC

SUBJECT TO CONTRACT
(April 2017)

Energy Performance Certificate

To: The Pavilion, Westford Road, WILMINGTON, BN9 6ED

Dwelling type: Mid-terrace house

Date of assessment: 27 September 2014

Date of certificate: 01 October 2014

Valid until: 31 October 2019

Assessment number: 600011021-0000-0000-0000

Energy rating: E

Energy score: 60/100

CO₂ rating: D


CO₂ score: 10/100

How this certificate is used:

- Current energy rating of property and the energy performance are shown alongside the energy score.
- Find out how you can save energy and money by improving performance.

Estimated energy costs of heating & hot water	£2,229
Cost of electricity used	£5,564

Estimated energy costs of hot water

Current costs	Potential costs	Potential better savings	
Lighting	£1.30 per 2 years	£1.03 per 2 years	
Heating	£6.53 per 2 years	£2.25 per 2 years	
Hot Water	£1.00 per 2 years	£1.00 per 2 years	
Total	£8.83	£4.28	

These figures will help you find the energy efficiency measures to improve your property by heating, lighting and hot water. It also shows the savings you could achieve by improving your property. This information is only for guidance purposes. It isn't a guarantee of savings, and actually, savings may be overestimated.

Energy Efficiency Rating

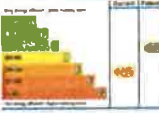
The graph shows the current energy efficiency of this house.

The higher the rating the lower your bills will be. But it is best to be:

The picture shows shows the effect of improving the accommodation to a rating 3.

The energy saving allowance relating to a dwelling is England and Wales is 7 (rating 0).

The EPC rating shows how much energy is used and standard energy saving measures and energy use are not being met. The energy saving is determined by individual measures.



How to check your energy rating: 1. See how much you use energy and how much you pay for energy.

Recommended measures	Initiative cost	Typical savings over 5 years	Available with smart meter
1. Heating a general use radiator	£6,000 - £10,000	£ 500	Yes
2. Turn energy saving for a fixed radiator	£ 100	£ 100	Yes
3. Switching automatic from automatic to 100%	£300 - £500	£ 800	Yes

See page 3 for a full list of recommendations for this property.

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