



James ashley
commercial
property consultants

333b Limpsfield Road | South Croydon | Surrey | CR2 9DH
LOCK-UP SHOP/OFFICE TO LET

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- ground floor
- lock-up shop/office
- 32.06 m² (345 ft²) approx.
- 'e' use class
- new lease
- rent: £9,500 per annum

DESCRIPTION

Mid terraced lock-up shop/office, currently arranged as a front sales area, rear store rooms and single WC.

We understand that the premises currently have an 'E' Use Class, which includes; retail, office, medical and leisure. Alternative uses will be considered such as educational, subject to planning.

LOCATION

Situated in prominent on Limpsfield Road (B269), between Harewood Gardens and Kingswood Avenue, in Hamsey Green (Warlingham).

Neighbouring occupiers include; Co-Op Food, The Post Office, Londis Convenience Store and QVS Discount Store, together with a good mix of other independent and local traders.

Upper Warlingham mainline railway station is approximately 1.4 miles away, providing services to London Victoria, East Croydon, Clapham Junction, Oxted and East Grinstead. There are also buses serving the area, located on Limpsfield Road.

ACCOMMODATION

TOTAL	32.06 m ²	345 ft ²	N. I. A.
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TENURE

A new Full Repairing and Insuring Lease is being offered on terms to be agreed.

BUSINESS RATES

We are advised that the current rateable value is £6,500. Contact Croydon Council on 020 8726 7000 to confirm if small business rates relief is applicable.

VIEWING

Strictly by prior appointment by contacting the landlords sole letting agents: -

James Stefanopoulos or Ashley Brudenell



✉ info@james-ashley.co.uk

☎ 020 7127 8781

james-ashley.co.uk



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