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TO LET

CLASS E OR TAKEAWAY USES – 1,683 SQ FT (160.62 SQ M)
24 CENTRAL PARADE, NEW ADDINGTON CR0 0JB

DESCRIPTION

The property comprises a Class E unit arranged over ground and basement floors. The basement is at ground floor level to the rear of the property, comprising a lean-to store and parking ancillary to the retail unit. The property also has the benefit of a change of use to Sui Generis to operate as a takeaway, along with the installation of an extraction flue ([25/03595/FUL](https://www.shw.co.uk/property/25/03595/FUL)).

LOCATION

The subject property is situated on Central Parade, within the main shopping area for New Addington, which is typified by national and independent retailers. Nearby occupiers include Co-op, Costa Coffee, Card Factory, Greggs, KFC, Iceland and Domino's.

New Addington Tram Stop is a 3-minute walk from the property, providing a direct link to East Croydon and Croydon Town Centre.

ACCOMMODATION (NET INTERNAL AREA)

	SQ FT	SQ M
GROUND	709	65.88
BASEMENT	527	48.98
LEAN-TO STORE	447	41.54
TOTAL	1.683	156.40

AMENITIES / OPPORTUNITY

- Class E unit – suitable for a range of uses
- Can also be used as a Takeaway subject to installation of extraction flue
- Arranged over ground and basement floors
- Located within New Addington's main retail hub
- Nearby occupiers comprise a range of national and independent retailers

RENT

£35,000 Per Annum.

RATES

The current Rateable Value of the property is £25,250.

VAT

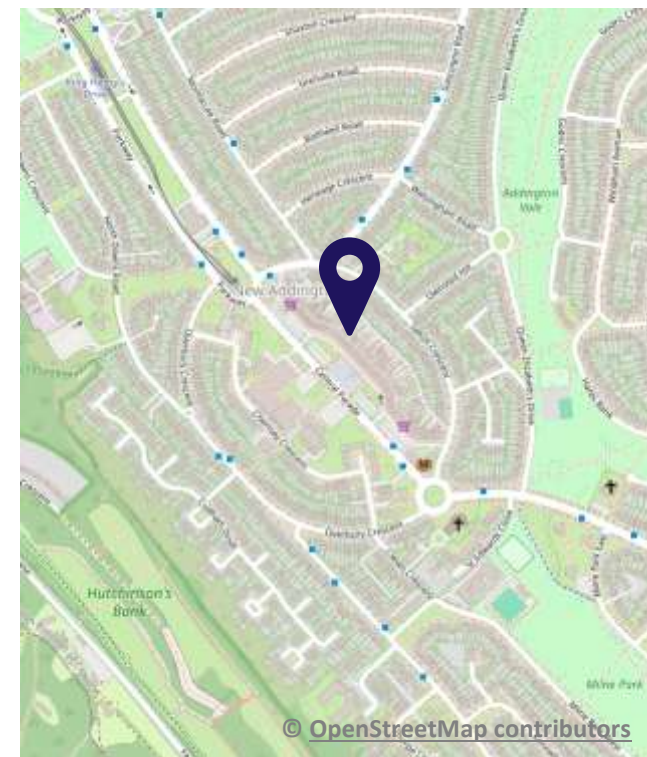
VAT is chargeable on the quoting terms and other payments.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

The property has an EPC rating C.



VIEWINGS – 020 8662 2700

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