

56-58 Central Parade, New
Addington, CR0 0JD

CLASS E
OFFICE/RETAIL UNITS

TO LET

PROPERTY SUMMARY

- Three adjoining Class E Office / Retail units
- Potential for other uses (subject to planning)
- Open plan ground floor retail space
- Busy shopping centre
- New leases available
- Rent from £12,000 per annum exclusive
- Ample parking with rear vehicular access

LOCATION

The property is situated in Central Parade, being a well-established retail parade in the heart of New Addington. The Parade includes the Co-Op, Iceland, Greggs, Lloyds Bank and KFC as well as several independent and local retailers. New Addington is on the Tram link and therefore has the benefit of easy access to Central Croydon. New Addington forms part of a Business Improvement District and is benefiting from expenditure on improvements to the local infrastructure including a new Sports Hall Complex.

PROPERTY SUMMARY

We are pleased to offer adjoining and inter-connecting Class E / retail units available for lease, either individually or collectively, with sizes ranging from 633 sq ft to 2,187 sq ft for the whole. The premises benefits from gas fired central heating, double glazing, part suspended ceiling and disabled toilet and air-conditioning. The property features a ground floor retail area with rear vehicular access and designated parking for around 8/9 vehicles. Additionally, metered parking is available outside the property, and there is a large pay-and-display parking facility across the street, which allows for one hour of complimentary parking.

TERMS

Address	Size	Rent
56 Central Parade	633 sq ft +Kitchen - 39 sq ft	£12,000 per annum
57 Central Parade	658 sq ft	£12,000 per annum
58 Central Parade	857 sq ft	£12,000 per annum
Total	2,187 sq ft	£36,000 per annum

Outside: Private car park for around 8/9 vehicles

The premises are available to let either as a whole or as individual units on a new full repairing lease for a term to be agreed. **Subject to Contract.**

RATES - The property will need to be re-assessed upon occupation.

VAT - All rents and prices quoted are exclusive of VAT, if applicable.

EPC - Awaiting Energy Performance Certificate

COSTS - Each party to bear their own costs.

For further information or to view please contact:

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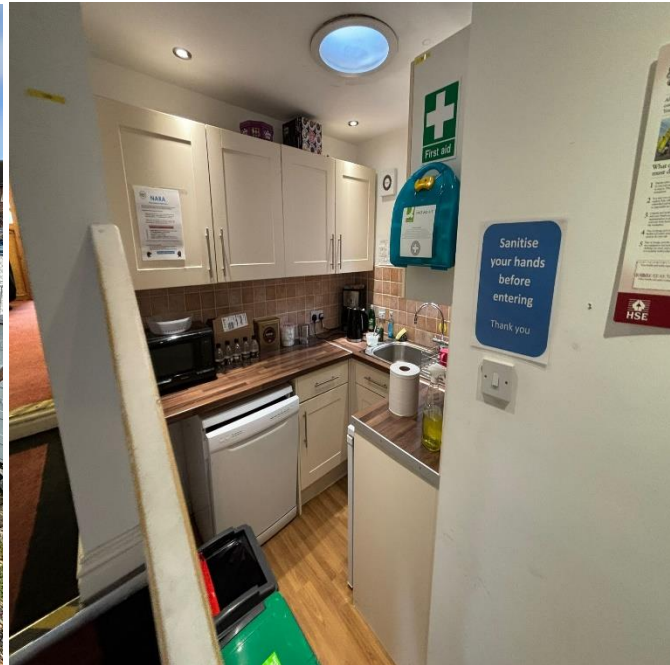
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