



**MODERN STORAGE/OFFICE UNIT**

**HS EDWARDS**  
**HUGGINS STUART**

Rear of 171 Selston Park Road, Selston, Surrey CR2 8JJ  
£12,000 PER ANNUM

R/O 171 Selsdon Park Road, Selsdon CR2 8JJ

## TO LET

Approx 710 sqft (66 sqm)

### DESCRIPTION

Unusual opportunity to acquire a modern storage/office unit. The premises comprise a self contained modern ground floor unit consisting of a good size storage area together with offices and ancillary accommodation.

Storage area 385 sqft (35.77 sqm) with roller shutter door, electric lighting and power and with 3.8 metre or 12' 3" max height.

Separate office areas comprise 325 sqft or 30.2 sqm.

- Modern WC
- Shower Room
- Storage Cupboard
- Electric Heaters

### USE

*From the 1<sup>st</sup> September 2020 the property will be classed under either E or B8 (Commercial Business & Service) which permits a much wider variety of uses than would have previously been suitable for this property, to confirm if your business would be suitable please check the explanatory memorandum provided by [The Government: \[https://www.legislation.gov.uk/ukxi/2020/757/pdfs/ukxiem\\\_20200757\\\_en.pdf\]\(https://www.legislation.gov.uk/ukxi/2020/757/pdfs/ukxiem\_20200757\_en.pdf\)](https://www.legislation.gov.uk/ukxi/2020/757/pdfs/ukxiem_20200757_en.pdf)*

### RENT

£12,000 per annum.

### LEASE

The premises are available on a new full repairing and insuring lease to be drafted outside Sections 24 – 28 of the Landlord and Tenant Act 1954 Part II as amended.

### LOCATION

The premises are situated immediately behind 171 Selsdon Park Road there approached with vehicular access from Crossways immediately to the west of the shopping parade.

Excellent local shops and bus services can be found locally and tramlink Gravel Hill stop provides frequent services to East Croydon station approx 14 mins.

### RATES

The rateable value is currently being assessed.

Interested parties may be entitled to small business relief in respect of the rateable value once this is forthcoming and should make their own enquiries.

### LEGAL COSTS

Each party to bear their own legal costs.

### VIEWING

Strictly by appointment via sole agents Huggins Stuart Edwards.

### CONTACT

Huggins Stuart Edwards – Croydon Office  
102 & 104 High Street, Croydon, CR9 1TN  
T: 020 8688 8313  
E: [croydon@hsedwards.co.uk](mailto:croydon@hsedwards.co.uk)

### DATE

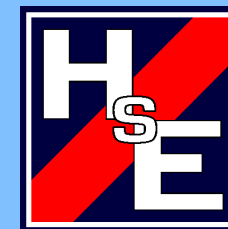
September 2020

### FOLIO NUMBER

30005 (CL)

### SUBJECT TO CONTRACT

Important: See Disclaimer Notice below.



## HUGGINS STUART EDWARDS

### COMMERCIAL ESTATE AGENTS PROPERTY CONSULTANTS

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