



51 CENTRAL PARADE, NEW ADDINGTON,
CROYDON, CR0 0JD

£36,000 Per Annum



CHRISTOPHER ST. JAMES
Established 1976

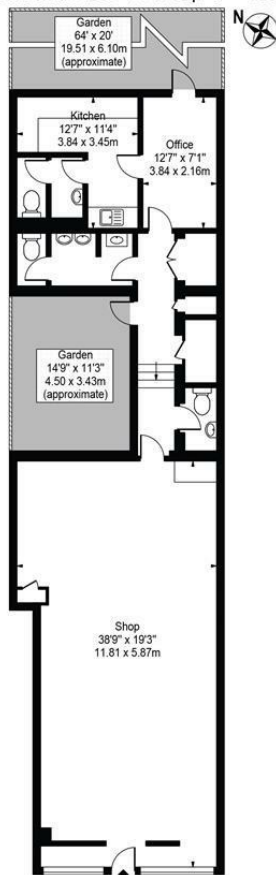
Residential / Commercial / Land & Development

020 8296 1273

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Central Parade,
New Addington, CR0 0JL
Approx. Gross Internal Area 1147 Sq Ft - 106.56 Sq M



Ground Floor

For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography
www.interdesignphotography.com

This floor plan should be used as general outline for guidance only.
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.

Description

Ground floor E class unit with rear garden / yard space formally occupied by Royal Casino Slots and now vacant and available to view.

The property GIA is approx 106 sqm (1,147 sq ft)

Location

51 Central Parade is located in the centre of New Addington, and sits within a busy and well-established retail and residential area in the London Borough of Croydon.

The property benefits from excellent footfall, with nearby amenities including supermarkets, cafés, restaurants, banks, and local businesses.

New Addington Tram Stop is just a short walk away, providing direct connections to Croydon town centre and beyond via the London Tramlink network.

Terms

Rent : £30,000p/a

Lease Assignment - Sub lease with 9 years remaining

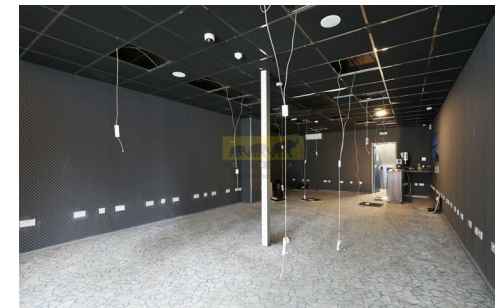
Rates

Interested parties are advised to make their own enquiries with the local rating authority.

Viewings

Strictly by appointment only

Contact Sole Agents - Christopher St James on 020 8296 1273



THE SMALL PRINT

Christopher St James, our clients and any joint agents give notice that:

- 1) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
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