



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

**£36,000 Per Annum**



**CHRISTOPHER ST. JAMES**  
Established 1976

Residential / Commercial / Land & Development

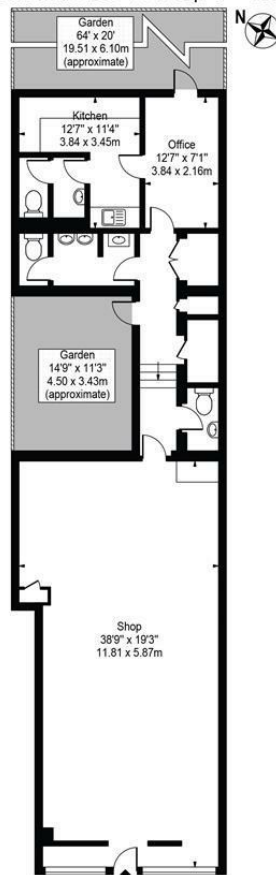
**020 8296 1273**

**[www.csj.eu.com](http://www.csj.eu.com)**

**[info@csj.eu.com](mailto:info@csj.eu.com)**



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 : £36,000p/a

Lease Assignment - Renewable lease inside landlord and tenant act with 9 years remaining

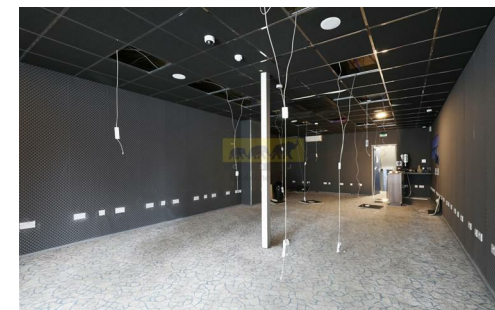
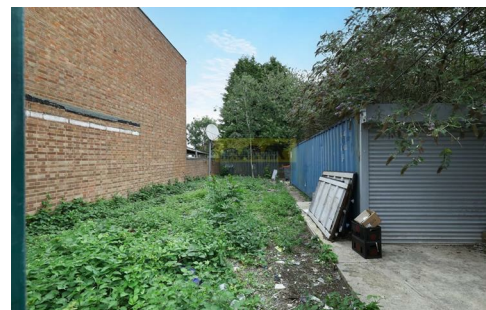
## Rates

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.
- 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building, regulation or other consents and Christopher St James have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

**Christopher St James**  
61 High Street  
Colliers Wood  
London  
SW19 2JF



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