

# RETAIL UNIT - TO LET

NEW ADDINGTON - 1 CENTRAL PARADE, CR0 0JB

Mason  
Partners



## Location

New Addington is located 4 miles East of Croydon, 6 miles South of Bromley and 14 miles South East of Central London. It is the main retail hub for the area with approximately 60 shops. Central Parade forms the commercial focus for the surrounding predominantly residential area. There is a popular market two days a week based in the car park to the front of parade. Nearby occupiers include Bed Fred, Co-op, Lloyds Bank, Iceland, Greggs, Poundland, Costa, and KFC as well as many local businesses.

## Accommodation

The subject property has a prominent corner frontage.

The property comprises the following floor approximate area:

Ground Floor NIA: 1,026 Sq Ft (95.32 sqm)

There is a parking to the front of the parade for approximately 90 vehicles.

## Tenure

The premises is available by way of assignment of a lease expiry on 28th December 2025. Alternatively, a surrender and new lease could be entered in to.

## Rent

£20,000 pax

## Rating Assessment

Rateable Value - £23,250

Interested parties are advised to make their own enquiries with Croydon Borough Council on Tel: 020 8726 6000 to verify this information.

## Planning

It is understood that the premises has a Class E planning consent. Interested parties are advised to make their own enquiries with Croydon Borough Council on Tel: 020 8726 6000

## EPC

An EPC is available on request.

## VAT

The property is registered for VAT.

## Legal Costs

Each party to bear their own legal costs in respect of all legal documentation produced in this transaction.

## Money Laundering

Money Laundering Regulations require Mason Partners to conduct checks upon all parties in relation to relevant transactions be that lettings or sales of commercial premises. Prospective purchasers / tenants will need to provide proof of identity and residence.

## Viewing

Joe Pearce  
Lee Quinn

07827 973 962  
07831 651 799

Joepearce@masonpartners.com  
Chrismason@masonpartners.com

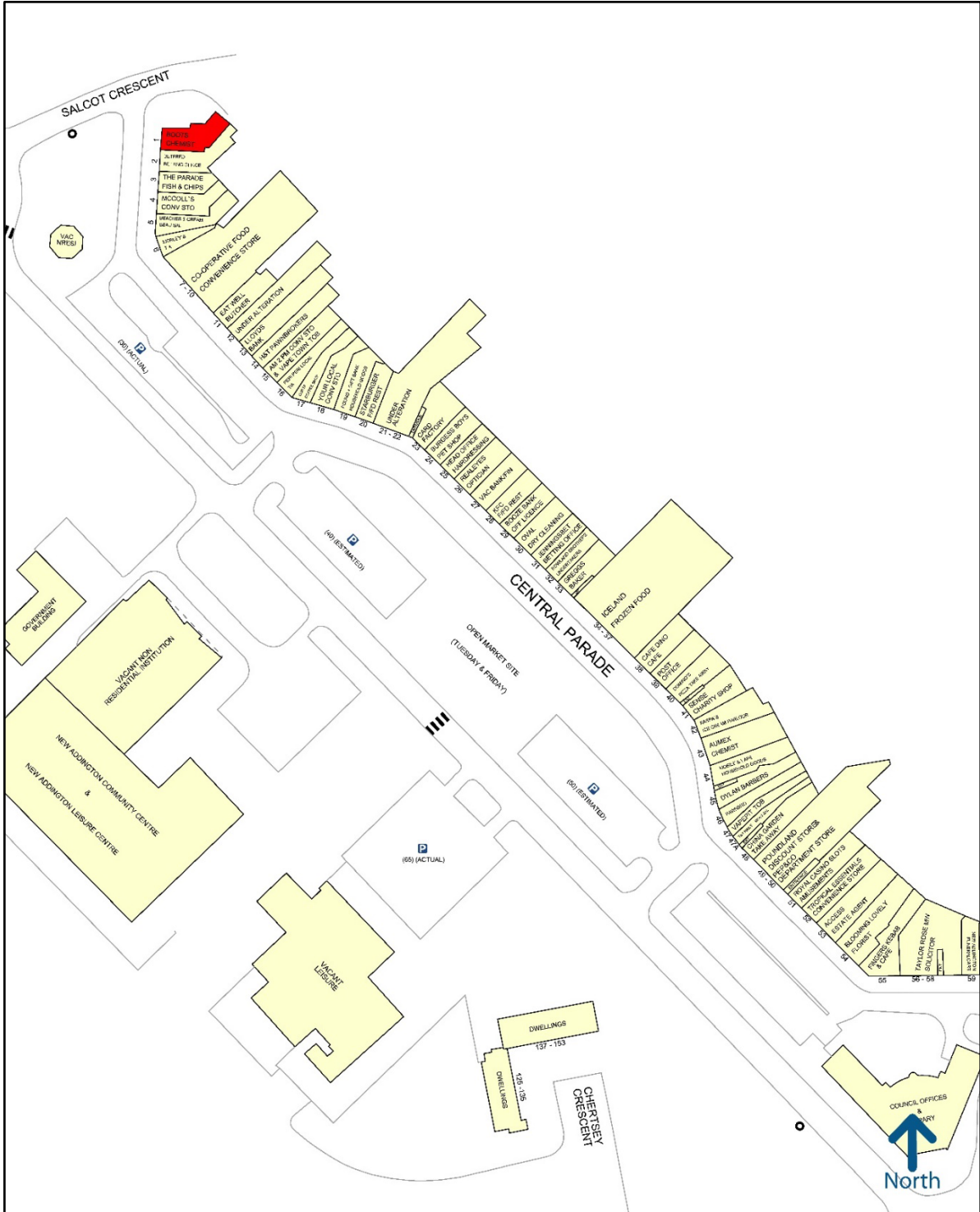
0151 227 1008

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# PRIME SHOP UNIT TO LET

## NEW ADDINGTON - 1 CENTRAL PARADE, CR0 0JB

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