



CLASS E UNIT TO LET

HS HUGGINS STUART EDWARDS

348 Limpsfield Road, Hamsey Green, CR2 9BX
£12,750 PER ANNUM EXCLUSIVE

348 Limpsfield Road, Hamsey Green, CR2
9BX

TO LET

Approx 504 sqft (46.82 sqm)

DESCRIPTION

Opportunity to occupy a well presented ground floor commercial unit in a popular local parade between Sanderstead & Warlingham. The property benefits from a large glazed shop front providing excellent display, parquet flooring, LED lighting, tea point, storage and WC.

Retail	399 sqft	37.06 sqm
Ancillary	105 sqft	9.76 sqm
TOTAL	504 sqft	46.82 sqm

RENT

£12,750 per annum exclusive

LEASE

New Lease from available from December 2024. Terms to be agreed.

USE

Class E (Commercial Business & Service)

LOCATION

The premises are situated on Limpsfield Road (B269) in this popular local shopping area which is well served by public transport with bus stops positioned at both ends of the parade.

There is good unrestricted local parking in front of the property and elsewhere in the parade. Rail services are available from Whyteleafe & Upper Warlingham train stations.

VIRTUAL TOUR LINK

<https://tour.giraffe360.com/478e40dd813b412f9dcd9ccddef8dee0/>

BUSINESS RATES

Rateable value: £10,000. Rates payable at 49.9p in the £ (2024/25) ***Note 100% Small Business Rate Relief may be available. Prospective occupiers to satisfy themselves as to their eligibility.***

EPC

C-58

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

DATE

September 2024

FOLIO NUMBER

30266

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

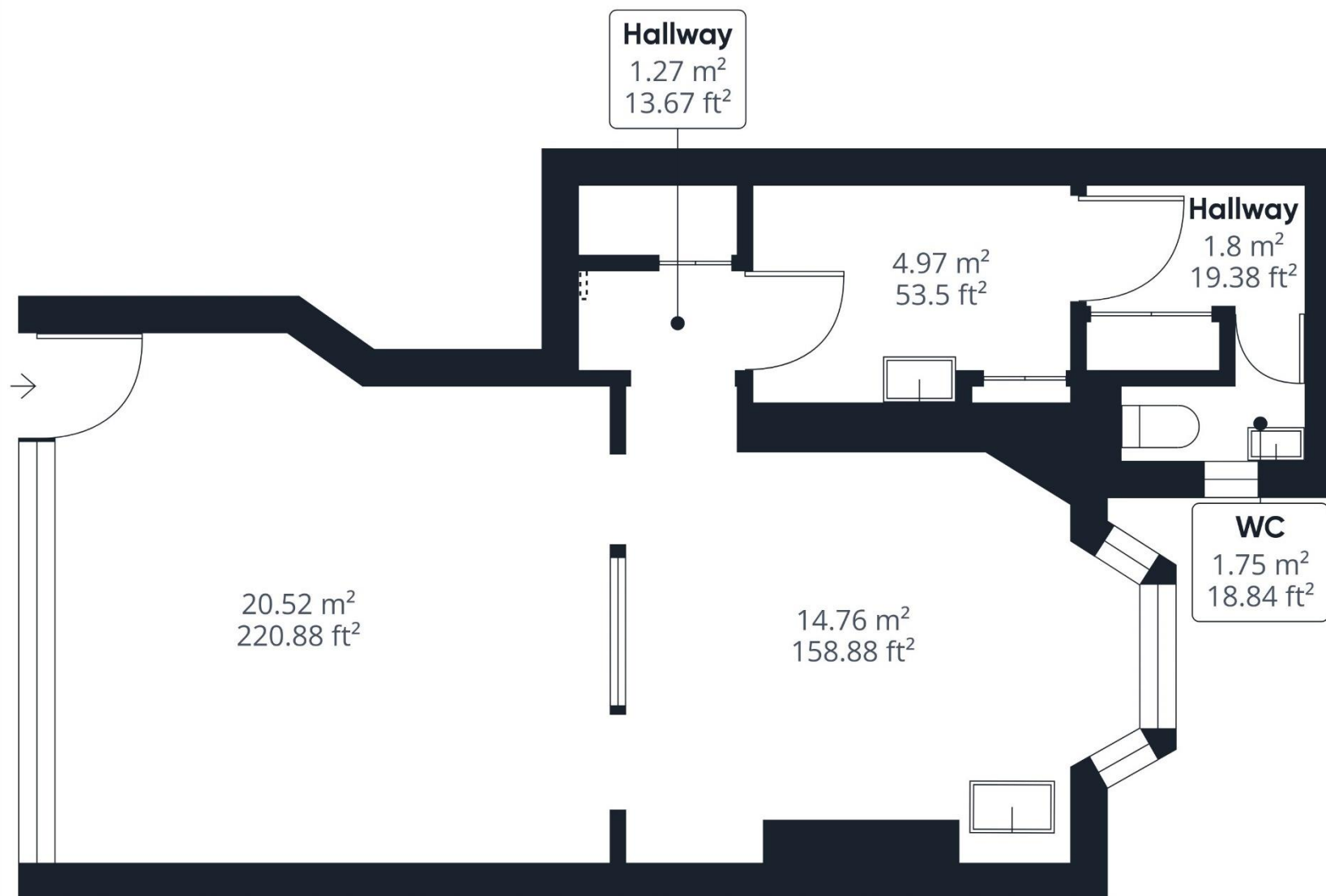
**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

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10 WEST STREET
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www.hsedwards.co.uk



Approximate total area⁽¹⁾

47.08 m²
506.76 ft²

Reduced headroom

0.01 m²
0.11 ft²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360