



**RETAIL UNIT – A1 USE**

**HS HUGGINS STUART  
EDWARDS**

**246 High Street, Croydon, Surrey CR0 1NF  
OIRO £17,000 PER ANNUM**

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## TO LET

Approx 577 sqft (53.60 sqm)

### DESCRIPTION

The premises are arranged on ground and lower ground floors with carpeting throughout and suspended ceilings with fluorescent lighting. The property benefits from kitchen and internal WC's.

Ground	577 sqft	53.60 sqm
Basement	246 sqft	22.85 sqm
<b>TOTAL</b>	<b>823 sqft</b>	<b>76.45 sqm</b>

### RENT

OIRO £17,000 per annum.

### LEASE

The premises are available on a new FRI lease for a period of years to be agreed, subject to periodic reviews.

### LOCATION

The property is situated in a prominent location to the south of the town centre on a busy main High Street and is within walking distance of the town centre and there is off street parking in this part of the High Street. Nearby occupiers include Galicia restaurant, Tesco Express and Leon House opposite, a multi storey office building recently converted to 263 luxury one and two bedroom flats.

### RATES

Rateable value: £12,250 (information taken from Valuation Office website).

Non-domestic uniform rates payable at 49.1p in the £ (2019/2020)

### 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  
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### DATE

January 2020

### FOLIO NUMBER

171875 (CL)

### SUBJECT TO CONTRACT

Important: See Disclaimer Notice below.



## HUGGINS STUART EDWARDS

### COMMERCIAL ESTATE AGENTS PROPERTY CONSULTANTS

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