



TRIPLE FRONTED UNIT A3 USE

HS HUGGINS STUART
E EDWARDS

3 – 7 South End, Croydon CR0 1BE
£45,000 PER ANNUM

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TO LET

Approx 1,728 sqft (160.53 sqm)

DESCRIPTION

Large triple fronted retail premises with upper parts with A3 use. The property benefits from Kitchen, Disabled WC at ground floor level, plus Male and Female WC's at first floor with additional ancillary accommodation on 2nd floor.

Ground	1,600 sqft	148.64 sqm
Kitchen	128 sqft	11.89 sqm
TOTAL	1,728 sqft	160.53 sqm

RENT

£45,000 per annum exclusive.

LEASE

The premises are available on a new FRI lease, for a minimum period of 10 years.

LOCATION

The property is located on the east side of South End, just to the south of the junction with Coombe Road. South End is the main road into Croydon Town Centre, approximately half a mile to the north, and within what is known as the "Restaurant Quarter" with a variety of commercial, retail, leisure and restaurant operators.

RATES

Rateable value: £34,500 (information taken from Valuation Office website).

Non-domestic uniform rates payable at 49.1p in the £ (2019/20)

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
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DATE

January 2020

REFERENCE

169932(CL)

SUBJECT TO CONTRACT

Important: See Disclaimer Notice below.



HUGGINS STUART EDWARDS

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