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RETAIL UNIT - A1 USE

248 High Street, Croydon CR0 1NF

## TO LET

Approx 654 sqft (60.76 sqm)

### DESCRIPTION

The premises are arranged on ground and lower ground floors with tiled flooring throughout, suspended ceilings with spotlights and fluorescents. The premises are currently fitted out as a hairdressing salon but would suit a variety of other A1 retail uses.

Ground	654 sqft	60.76 sqm
Lower	252 sqft	23.41 sqm
TOTAL	906 sqft	84.17 sqm

### RENT

Offers in the region of £19,000 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 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: £13,250 (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

T: 020 8688 8313

E: [croydon@hsedwards.co.uk](mailto:croydon@hsedwards.co.uk)

### DATE

January 2020

### FOLIO NUMBER

171876(CL)

### SUBJECT TO CONTRACT

Important: See Disclaimer Notice below.



**HUGGINS STUART EDWARDS**

**COMMERCIAL ESTATE AGENTS  
PROPERTY CONSULTANTS**

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