

CHARTERED SURVEYORS – VALUERS COMMERCIAL & INDUSTRIAL ESTATE AGENTS  
PROPERTY MANAGERS & BUILDING SURVEYORS

# GROUND AND FIRST FLOOR RETAIL SHOP

## TO LET

### 166 NORTH END, STATION ROAD CROYDON CR0 1UF



#### LOCATION:

The retail unit is situated near to West Croydon Station (Southern Line) offering services to London Bridge and London Victoria as well as London Overground services.

In line with the wider regeneration of Croydon and the prospect of the new Westfield Shopping Centre a short distance from the subject property, the passenger numbers could increase substantially. The area is due to benefit from this £1.4 billion redevelopment formed of a collaboration between Hammerson and Westfield to deliver a mixed-use development combining retail, leisure and residential.



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SUSSEX

PAUL S. LACK BSc FRICS RICHARD G WOODS BSc FRICS  
ASSOCIATE: JERRY C TAYLOR FRICS

Regulated by RICS

**IMPORTANT ATTENTION IS TO THE NOTICE OVERLEAF**

Croydon benefits from access from both West and East Croydon stations with extensive tram and bus links to London and easy access to the South via the A23/M23.

**ACCOMMODATION:** The property comprises the following approximate areas and dimensions:-

Ground Floor	1,878 sq ft	174.5 sq m
First Floor	1,853 sq ft	172.1 sq m
<b>Total</b>	<b>3,731 sq ft</b>	<b>346.6 sq m</b>

**TENURE:** A new lease is available directly from the landlord on terms to be agreed.

**RENT:** Offers in excess of £65,000 pa.

**RATES:** Interested parties should make their own enquiries direct to the Local Authority.

**SERVICES:** None of the services have been tested and all interested parties should make their own enquiries.

**VAT:** Rent quoted is exclusive of VAT, if applicable.

**LEGAL COSTS:** The tenant is to pay the Landlords legal costs.

**VIEWING:** Viewing strictly by appointment through:-



**Retail Department**  
**Stuart Edwards Fullmoon**  
**102-104 High Street, Croydon, CR9 1TN.**  
**Tel: 020 8688 8313. Fax: 020 8688 7121.**  
**Email: [retail@stuart-edwards.com](mailto:retail@stuart-edwards.com)**

**SUBJECT TO CONTRACT**

or

**Jonathan Hay**  
**Grant Mills Wood**  
**020 7629 8501**  
**[Jonathanh@grantmillswood.com](mailto:Jonathanh@grantmillswood.com)**  
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You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website. ([www.commercialleasecodeew.co.uk](http://www.commercialleasecodeew.co.uk))

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