



COMMERCIAL PROPERTY TO LET

HS HUGGINS STUART
EDWARDS

201 Lower Addiscombe Road, Croydon, CR0 6RA
£12,000 PAX

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6RA

TO LET

Approx 862 sqft (80.07 sqm)

DESCRIPTION

Ground floor commercial property previously occupied by a beauty business. The property benefits from a good sized sales area, kitchenette and W.C with additional rooms to the rear suitable for offices and storage. The single storey rear extension benefits from rear access and a W.C.

Sales Area	356 sqft	33.07 sqm
Ancillary	135 sqft	12.59 sqm
Store	55 sqft	5.08 sqm
Extension	316 sqft	29.33 sqm
TOTAL	862 sqft	80.07 sqm

RENT

£12,000 per annum exclusive

LEASE

New lease. Terms to be agreed.

USE

From the 1st September 2020 the property will be classed under E (Commercial Business & Service) which permits a much wider variety of uses than would have previously been suitable for this property, to confirm if your business would be suitable please check the explanatory memorandum provided by The Government: https://www.legislation.gov.uk/ukxi/2020/757/pdfs/ukxiem_20200757_en.pdf

LOCATION

Situated on the North side of Lower Addiscombe Road, close to the junction with Sunridge Road. The property is well located with Addiscombe Tram Stop less than 2 minutes walk away providing regular services between Croydon, Beckenham & Wimbledon. Nearby notable occupiers include Natwest Bank, a Nisa convenience store and an NHS pharmacy. East Croydon Station is less than 10 minutes by Tramlink.

RATES

Rateable value: £9,400. Non-domestic uniform rates payable at 49.9p in the £ (2020/21). *The Government announced business rates will not be applicable for some types of occupier for 2020/21 due to the coronavirus pandemic, to confirm if you are eligible please check: www.gov.uk or contact the local authority.*

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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T: 020 8688 8313
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DATE

September 2020

FOLIO NUMBER

30026

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

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www.hsedwards.co.uk