



**SHOP & FLAT TO LET**

137 Cherry Orchard Road, Croydon, CR0  
6BF

## TO LET

Approx 1,106 sqft (102.72 sqm)

### DESCRIPTION

Well positioned property close to East Croydon Station on the junction with Leslie Grove. The property comprises a ground floor commercial unit and a self-contained one-bedroom flat above. The ground floor benefits from air-conditioning, a secure roller shutter, a W.C. and rear access. The flat is accessed from the rear and has parking for one car.

Ground Floor Commercial	546 sqft	50.72 sqm
1 <sup>st</sup> Floor Flat	560 sqft	52.00 sqm
<b>TOTAL</b>	<b>1,106 sqft</b>	<b>102.72 sqm</b>

### RENT

£20,000 per annum exclusive

### LEASE

New lease. Terms to be agreed.

### LOCATION

The property is approximately 0.5 miles (less than 10 minutes walk) from East Croydon Station close to the junction with Lower Addiscombe Road. Situated in a parade providing a variety of retail, restaurant, and other business services the most notable nearby

occupiers include a Co-op, The Orchard Public House and a Premier Express convenience store. Free on-street parking for up to one hour is available opposite the property and further along Cherry Orchard Road.

### RATES

Rateable value: £10,000 (information taken from Valuation Office website).

Non-domestic uniform rates payable at 49.9p in the £ (2020/21).

### 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

February 2021

### FOLIO NUMBER

30047(CL)

### SUBJECT TO CONTRACT

**Important: See Disclaimer Notice to the Right.**



**HUGGINS STUART  
EDWARDS**

**COMMERCIAL ESTATE AGENTS  
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