



CLASS E UNIT TO LET

290 High Street,
Croydon, CR0 1NG

TO LET

Approx. 1,128 sqft (104.74 sqm)

DESCRIPTION

Opportunity to occupy a prominent High Street property with parking at the rear. The property has undergone a full reinstatement with a high standard of finishes. Planning permission was granted for the ground floor to be extended providing additional storage/ancillary space and was recently completed as part of the reinstatement works.

| | | |
|--------------------|-------------------|-------------------|
| Ground Floor Sales | 439 sqft | 40.74 sqm |
| Ground Floor Store | 254 sqft | 23.62 sqm |
| Basement | 435 sqft | 40.38 sqm |
| Total | 1,128 sqft | 104.74 sqm |

RENT

£21,000 per annum exclusive.

LEASE

The ground floor & basement are available on a new FRI lease, terms to be agreed.

USE

Class E (Commercial, Business & Service).

LOCATION

The property is situated in a prominent location on the busy Croydon High Street which offers off street parking for up to 2 hours. The High Street offers amenities from a variety

of national and local occupiers including restaurants, bars, retail services and offices. The property is within easy walking distance of the town centre and public transport services.

EPC- In the course of preparation.

PLANNING

Single Storey Rear Extension: 20/06200/FUL

RATES

Rateable value: £10,500. Rates payable at 49.9p in the £ (2022/23).

VIEWING

Strictly by appointment via sole agents Huggins Stuart Edwards.

LEGAL COSTS

Each party to bear their own legal costs.

CONTACT

Huggins Stuart Edwards – Croydon Office
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DATE

June 2022

FOLIO NUMBER

30067

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

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