

290

Aurum

Telephone
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COMMERCIAL UNIT - TO LET

HS EDWARDS
HUGGINS STUART

290 Lower Addiscombe Road, Croydon, CR0 7AE
£17,000 PAX

290 Lower Addiscombe Road, Croydon,
CR0 7AE

TO LET

Approx. 672 sqft (62.41 sqm)

DESCRIPTION

Commercial Unit available to Let in a prominent position on Lower Addiscombe Road. Previously owner occupied by a long-established Jewellery business the property would suit a variety of different occupiers under Class E use. The property benefits from a glazed secure frontage providing excellent display, a kitchen area, a WC, an electric roller shutter and secure rear access.

Retail Unit	672 sqft	62.41 sqm
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USE

Class E (Commercial Business & Service)

RENT

£17,000 per annum exclusive.

LEASE

New Lease, terms to be agreed.

LOCATION

Situated opposite the junction with Blackhorse Lane nearby occupiers include The Co-operative, Addiscombe Pharmacy, and an Explore Learning Centre. Addiscombe Tram Stop is approximately 5 minutes' walk away. The A222, of which Lower

Addiscombe Road forms part, is a popular thoroughfare between Croydon & Sidcup.

RATES

Rateable value: £9,000 (information taken from Valuation Office website). Rates payable at 49.9p in the £ (2021-2022).

EPC

D- 76

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

DATE

January 2022

FOLIO NUMBER

30096(CL)

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

102-104 HIGH STREET
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