



COMMERCIAL PROPERTY TO LET

55 Frith Road, Croydon, CR0 1TB

TO LET

Approx 1,363 sqft (126.59 sqm)

DESCRIPTION

Opportunity to occupy a self-contained commercial property in central Croydon close to the junction with Church Street and the Centrale Centre. The property comprises a ground floor sales area with ancillary offices and storage above. The property would suit a variety of occupiers under Class E Use.

Ground Floor	754 sqft	70.04 sqm
1 st Floor	609 sqft	56.55 sqm
TOTAL	1,363 sqft	126.59 sqm

RENT

£19,000 per annum exclusive

LEASE

New lease excluding the security of tenure and compensation provisions of the Landlord & Tenant Act 1954 Part II. Terms to be agreed.

LOCATION

Situated in a popular trading location close to the junction with Church Street Frith Road comprises a variety of independent and national occupiers including Pure Gym, Subway, Flip Out & Holiday Inn Express. The Keeley Road entrance to the Centrale Centre, Croydon's premier shopping centre, is less

than 200 yards away. Pay and Display parking is available for customers in Frith Road. The nearest Tram stop is Church Street.

RATES

Rateable value: £14,250. Rates payable at 49.9p in the £ (2022/23)

EPC

E-101

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

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DATE

February 2023

FOLIO NUMBER

30131

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

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