



CLASS F.1 BUILDING TO LET

HS HUGGINS STUART
EDWARDS

28 South End, Croydon, CR0 1DN
£21,750 PER ANNUM EXCLUSIVE

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TO LET

Approx 1,260 sqft (117.1 sqm)

DESCRIPTION

Opportunity to occupy a self-contained building in Croydon's popular restaurant quarter. The property comprises an open plan ground floor leading to a 1st floor kitchen and office space. The 2nd floor has most recently been used as staff accommodation with a bedroom, lounge and bathroom.

Previously having formed part of Croydon Metropolitan College the property benefits from F.1 educational use, though alternative uses will be considered subject to consents.

Ground Floor	500 sqft	46.50 sqm
1 st Floor	380 sqft	35.30 sqm
2 nd Floor	380 sqft	35.30 sqm
TOTAL	1,260 sqft	117.10 sqm

RENT

£21,750 per annum exclusive.

LEASE

New Lease. Terms to be agreed.

LOCATION

Situated in South End close to the junction with Coombe Road the property is well located for access

to Croydon town centre & local amenities. South Croydon Station is 10 minutes walk away providing regular services to London Bridge via East Croydon and the property is well served by local bus routes.

RATES

The property is currently assessed as part of the adjoining properties and will need to be reassessed.

EPC

D-83 (expired)

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

August 2022

FOLIO NUMBER

30140(CL)

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

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