



**CLASS E UNIT TO LET**

**HS HUGGINS STUART  
EDWARDS**

**36 Surrey Street, Croydon, CR0 1RJ  
£27,950 PAX**



36 Surrey Street, Croydon, CR0 1RJ

## TO LET

Approx 1,203 sqft (111.77 sqm)

### DESCRIPTION

Large commercial premises recently refurbished, available to let on the busy Surrey Street in Croydon town centre. The two-storey building, originally constructed in the early 20th Century, has since been extended providing a large, open-plan, ground floor retail area. Further office space and toilets are situated above the ground floor entrance to the shop.

Ground Floor	1,071 sqft	99.53 sqm
1 <sup>st</sup> Floor Office	132 sqft	12.24 sqm
TOTAL	1,203 sqft	111.77 sqm

### LEASE

The property is available on a new FRI Lease at £27,950 per annum exclusive. Terms to be agreed.

### USE

The property is suitable for a variety of occupiers under Class E (Commercial Business & Service).

### EPC

D-89

### LOCATION

The property is located within the renowned and popular Surrey Street market on the East side, close to the junction with Church Street. Opposite the property you will find Iceland and two doors down a Nuffield Health. On top of this, a 4 minute walk will take you to either the Church

Street or George Street tram stops, providing regular transport to Croydon and the surrounding areas. In addition to the already large footfall received as a result of the market, nearby, underway redevelopment projects such as Beamhouse Yard are set to provide modern residential and commercial units that will further enhance the area and increase retail footfall.

### VIRTUAL TOUR

Please click on the following link:

<https://tour.giraffe360.com/11807694c26748a9a40141d1a239ce39/>

### RATES

Rateable value: £16,750. Rates payable at 49.9p in £ (2023/2024)

### LEGAL COSTS

Each party to bear their own legal costs.

### VIEWING

Strictly by appointment via 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](mailto:croydon@hsedwards.co.uk)

### DATE

May 2023

### FOLIO NUMBER

30153

### SUBJECT TO CONTRACT

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



**HUGGINS STUART  
EDWARDS**

**COMMERCIAL ESTATE AGENTS  
PROPERTY CONSULTANTS**

102-104 HIGH STREET  
CROYDON  
CR9 1TN  
**020 8688 8313**

APEX HOUSE  
10 WEST STREET  
EPSOM  
KT18 7RG  
**01372 740555**

Huggins Stuart Edwards Commercial Ltd is a limited company registered in England & Wales. Company number 12280950. Registered office: Apex House, 10 West Street, Epsom, KT18 7RG. Huggins Stuart Edwards Commercial Ltd for themselves and for vendors or lessors of this property whose agents they are give notice that the particulars are set out as general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Huggins Stuart Edwards Commercial Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. The properties are offered subject to contract and being unsold or unlet and no responsibility is taken for any inaccuracy or expenses incurred in viewing. Huggins Stuart Edwards Commercial Ltd have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination or tested any of the services and no warranty is given or implied. The purchasers or lessees are responsible for making their own enquiries in these regards.

[www.hsedwards.co.uk](http://www.hsedwards.co.uk)



100.72 m<sup>2</sup>  
1084.09 ft<sup>2</sup>

**Hallway**  
6.52 m<sup>2</sup>  
70.14 ft<sup>2</sup>

2.17 m<sup>2</sup>  
23.39 ft<sup>2</sup>

5.54 m<sup>2</sup>  
59.61 ft<sup>2</sup>

**Approximate total area<sup>(1)</sup>**

114.94 m<sup>2</sup>  
1237.23 ft<sup>2</sup>

**Reduced headroom**

1.01 m<sup>2</sup>  
10.85 ft<sup>2</sup>

(1) Excluding balconies and terraces

⋮ Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Ground Floor

