



**329 Lower Addiscombe Road,  
Croydon, CR0 6RF  
TO LET  
Approx 882 sqft (81.91 sqm)**

#### DESCRIPTION

Opportunity to occupy a well positioned commercial unit most recently used as a Café. Situated on the popular Lower Addiscombe Road close to the Co-Op Supermarket the property benefits from glazed secure frontage, a good sized retail/dining area, a kitchen, WC and external store. A parking space for one car is also included in the service road behind.

The property is offered in shell and core condition.

Sales/Dining	416 sqft	38.64 sqm
Kitchen	178 sqft	16.51 sqm
Ancillary	122 sqft	11.33 sqm
External Store	166 sqft	15.43 sqm
TOTAL	882 sqft	81.91 sqm

#### RENT

£20,000 per annum exclusive.

#### LEASE

New Lease. Terms to be agreed.

#### LOCATION

Situated close to the junction with Blackhorse Lane nearby occupiers include The Co-operative, Addiscombe Pharmacy, and Dominos Pizza. 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: £12,250. Rates payable at 49.9p in the £ 2023/24. Business rates relief may be available subject to eligibility. Applicants responsible for making their own enquiries.

#### EPC

B-44

#### 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](mailto:croydon@hsedwards.co.uk)

#### DATE

April 2023

#### FOLIO NUMBER

30154

#### SUBJECT TO CONTRACT

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



**HUGGINS STUART  
EDWARDS**

**COMMERCIAL ESTATE AGENTS  
PROPERTY CONSULTANTS**

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