



PROMINENT RETAIL UNIT TO LET

**HS HUGGINS STUART
EDWARDS**

**43 George Street, Croydon, CR0 1LB
£75,000 PER ANNUM EXCLUSIVE**

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TO LET

Approx 1,835 sqft (170.44 sqm)

DESCRIPTION

Rare opportunity to occupy a large, retail unit in a prominent position on George Street close to the junction with Wellesley Road. The property comprises, large open plan retail space on the ground floor with toilet facilities to the rear. The basement is accessed via an internal staircase and provides additional office/ storage accommodation and Staff WCs. Further basement space is available at additional cost if required.

The property would suit a variety of occupier types under Class E use. Restaurant use (permitted within Class E) considered subject to consents required for extraction. Note take-away (Suis Generis) uses will not be considered.

Ground Floor Retail	1,404 sqft	130.41 sqm
Basement	431 sqft	40.03 sqm
TOTAL	1,835 sqft	139.96 sqm

USE

Class E (Commercial Business & Service).

RENT

£75,000 per annum exclusive plus VAT

LEASE

New lease, terms to be agreed.

LOCATION

Situated in an ideal position on the busy George Street, which benefits from excellent footfall. A number of notable nearby occupiers include The Yorkshire Building Society, Café Nero, Pizza Express, Taco Bell and JD Wetherspoons. Many public transport links are in the vicinity including the George Street Tram Stop which is only a minute's walkaway providing services to Beckenham via East Croydon Station and Wimbledon. Car parking is available nearby in the Whitgift and Centrale Shopping Centres.

RATES

Rateable value: £73,500 (Rising to £77,500 in Apr 2023). Rates payable at 51.2p in the £ (2022/2023).

EPC

D-81 (Expired) New EPC in the course of preparation.

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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T: 020 8688 8313
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DATE

February 2023

FOLIO NUMBER

30173

SUBJECT TO CONTRACT

Important: See Disclaimer Notice below.



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

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