



SHOP & BASEMENT TO LET

**HS HUGGINS STUART
EDWARDS**

**8-10 Crown Hill, Croydon, Surrey CR0 1RY
£55,000 PER ANNUM EXCLUSIVE**

8-10 Crown Hill, Croydon, CR0 1RY

TO LET

Approx 2,287 sqft (212.47 sqm)

DESCRIPTION

Rare opportunity to occupy a retail/commercial unit in a prime position on Crown Hill, a short distance from the junction with North End, George Street and the High Street. The property comprises a large open plan retail space on the ground floor with storage, kitchen area and a WC at basement level. The property benefits from air-conditioning, LED lighting, a goods lift and excellent ceiling height at both ground floor and basement level. Although used as retail the property would suit a variety of other occupier types under Class E use.

Ground Floor	1,396 sqft	129.69 sqm
Basement	891 sqft	82.78 sqm
TOTAL	2,287 sqft	212.47 sqm

USE

Class E (Commercial Business & Service).

RENT

£55,000 per annum exclusive plus VAT.

LEASE

New lease, terms to be agreed.

LOCATION

Situated on Crown Hill, a popular thoroughfare linking to Church Street, George Street, North End and the High Street. The property benefits from excellent footfall and nearby notable occupiers include Primark, KFC, Poundland

and Natwest Bank. The Croydon Tramlink passes directly outside the property. The nearest Tram stop is at George Street, only 2 minutes walk away, providing services to Beckenham via East Croydon, and Wimbledon. Bus links are available in Nearby Park Street and Church Street. There are a number of town centre parking options nearby including the Centrale and Whitgift shopping centres.

RATES

Rateable value: £58,000 (effective from April 2023) Rates payable at 51.2p in the £ (2022/2023)

EPC

D-91

VIRTUAL TOUR

<https://tour.giraffe360.com/cd55694f15344e47853b552bd09f7177/>

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

April 2023

FOLIO NUMBER

30174

SUBJECT TO CONTRACT

Important: See Disclaimer Notice below.



HUGGINS STUART EDWARDS

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

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