



CLASS E / RESTAURANT TO LET

91-101 High Street Croydon, CR0 1QF

TO LET

**Approx 3,262 sqft (302.77 sqm) internal area.
plus Covered Yard of 1,048 sqft (97.45 sqm).**

DESCRIPTION

Rare opportunity to occupy an extensive ground floor restaurant/Class E premises, situated in a prominent corner position on Croydon High Street. The property has most recently been used as a bar/nightclub and benefits from a large ground floor area, return frontage on both sides of the property, air-conditioning and male & female WCs. A covered, gated, yard area to the rear currently provides additional seating but has historically been used for loading and parking. It is understood the current permitted use is as a restaurant, therefore is open to a variety of occupiers under Class E, commercial business and service; such as retail, leisure and medical uses.

Ground Floor	3,107 sqft	288.65 sqm
1 st Floor Office	155 sqft	14.40 sqm
TOTAL	3,262 sqft	303.05 sqm
Covered Yard	1,048 sqft	97.45 sqm

RENT

£76,500 per annum exclusive

LEASE

New Full repairing and insuring lease. Terms to be agreed.

LOCATION

Situated in a prominent corner position on the High Street the property is flanked on either side by Fell Road and

Edridge Road. Centrally located beneath the Croydon Flyover the property is surrounded by a variety of businesses including retail, restaurants, offices, and other drinking establishments. East & West Croydon Stations are approximately 10 minutes walk away and the property is well served by local bus routes. The nearest tram stop on George Street is a 5 minute walk away.

RATES

Rateable value: £38,750. Rates payable at 49.9p in the £ (2023/24).

EPC

Commissioned. In the course of preparation.

VIRTUAL TOUR

<https://tour.giraffe360.com/c9800fbac1c845ca962d77aa12b895e4/>

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

DATE FOLIO NUMBER
March 23 30184

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

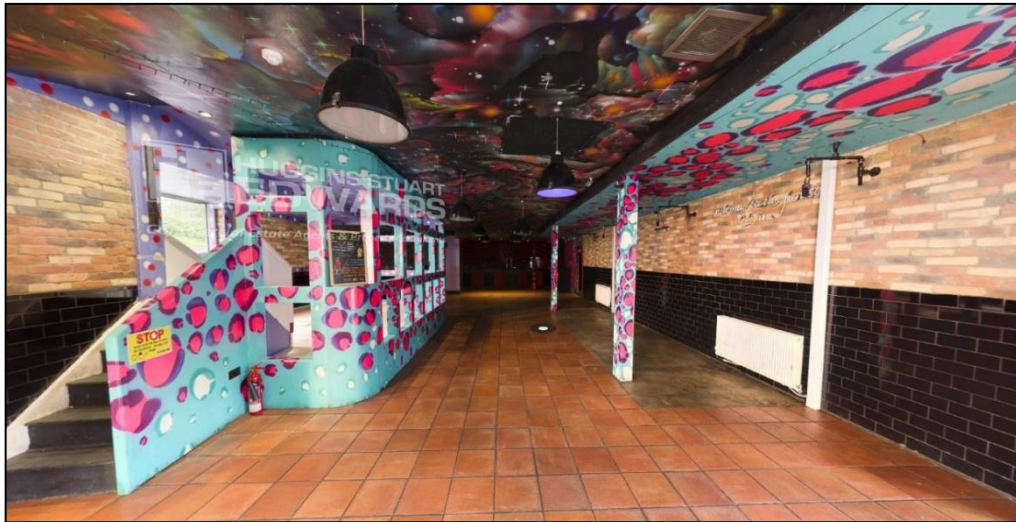
**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

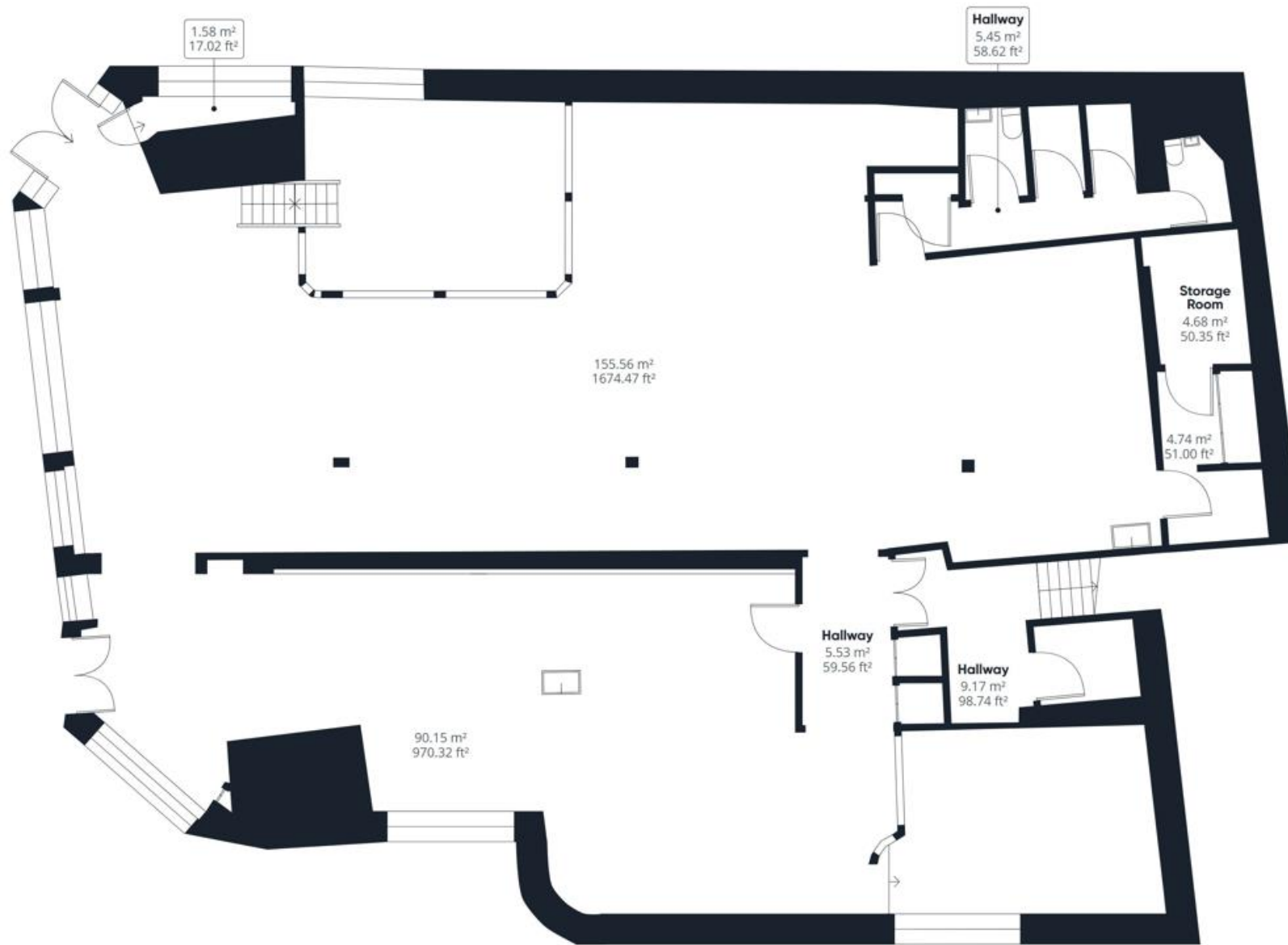
102-104 HIGH STREET
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CR9 1TN
020 8688 8313

APEX HOUSE
10 WEST STREET
EPSOM
KT18 7RG
01372 740555

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Approximate total area⁽¹⁾

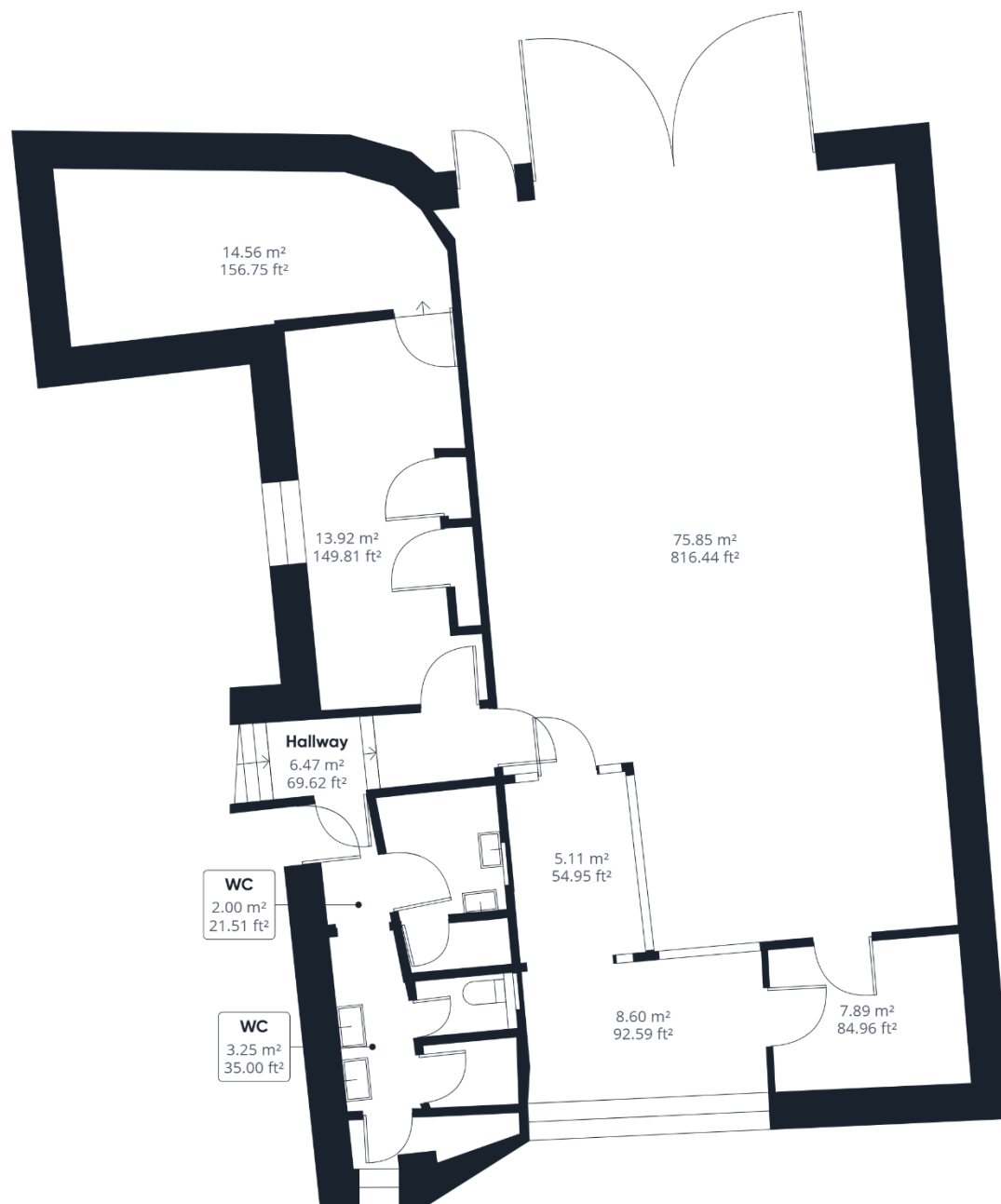
289.69 m²
3118.17 ft²

(1) Excluding balconies and terraces

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

GIRAFFE 360

Ground Floor



Floor 1

Approximate total area⁽¹⁾

147.59 m²
1588.63 ft²

(1) Excluding balconies and terraces

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