



**CLASS E UNIT TO LET**

**HS** HUGGINS STUART  
**EDWARDS**

Unit 1, No.3 Overton's Yard, Croydon, CR0 1SL  
£11,000 PER ANNUM EXCLUSIVE

Unit 1, No.3 Overton's Yard, Croydon, CR0 1SL

## TO LET

Approx 620 sqft (57.62 sqm)

### DESCRIPTION

Ground Floor Lock-Up Shop/ Class E unit situated in a central Croydon location just off the busy and vibrant Surrey Street. The property is available by way of a new lease and benefits from a large open plan retail area with kitchen, WC and an electric roller shutter.

Ground Floor	620 sqft	57.62 sqm
--------------	----------	-----------

### RENT

£11,000 per annum exclusive.

### TERM

New effective full repairing and insuring lease. Terms to be agreed.

### USE

Retail, Office, Medical or Leisure under Class E (Commercial Business & Service)

### LOCATION

Situated in Central Croydon just off Surrey Street. The property is well located for public transport with the Church Street & George Street Tram stops being less than 5 minutes walk away and bus stops serving multiple routes being found on the High Street, also less than 5 minutes walk away. The famous Surrey Street Market runs 6 days a week generating a good

level of footfall for the area and notable nearby occupiers include Crisis, Nuffield Health, Poundland, Iceland, KFC amongst others.

### RATES

Rateable value: £9,800. Rates payable at 49.9p in the £ (2023/2024)

### EPC

C-58

### LEGAL COSTS

Each party to bear their own legal costs.

### VIEWING

Strictly by appointment via joint sole agents Huggins Stuart Edwards & James Commercial

### CONTACT

Huggins Stuart Edwards – Michael Angus  
102 & 104 High Street, Croydon, CR9 1TN

T: 020 8688 8313

E: [michael.angus@hsedwards.co.uk](mailto:michael.angus@hsedwards.co.uk)

James Commercial: 02071278781

[info@jamescommercial.co.uk](mailto:info@jamescommercial.co.uk)

### DATE

April 2023

### FOLIO NUMBER

30188

### SUBJECT TO CONTRACT

**Important: See Disclaimer Notice below.**



**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)