



DOUBLE SHOP UNIT TO LET

**HS HUGGINS STUART
EDWARDS**

**24-26 South End, Croydon, CR0 1DN
£55,000 PER ANNUM EXCLUSIVE**

24-26 South End, Croydon, CR0 1DN

TO LET

2,177 sqft (202.29 sqm)

DESCRIPTION

Double Fronted Class E unit located in the popular 'restaurant quarter' of South End just off of Croydon High Street. The property benefits from wide glazed frontage and a largely open plan layout providing an extensive sales/ seating area. Most recently occupied as a restaurant there is currently a large bar area to the front of the property with an open kitchen and Male & Female WCs behind. The property also benefits from a small rear yard area and air conditioning.

The property would suit a variety of occupiers under Class E use.

Ground Floor (NIA)	2,177 sqft	202.29 sqm
--------------------	------------	------------

USE

Class E (Commercial Business & Service)

RENT

£55,000 per annum exclusive.

LEASE

New Lease, terms to be agreed.

LOCATION

Situated close to the junction with the High Street and Coombe Road the property is situated in prominent

location within Croydon's 'restaurant quarter' in South End. Spice's Yard opposite provides ample short term car parking options, though there are pay and display parking spaces immediately outside the unit. South Croydon train station is only 10 minutes walk away providing regular services to East Croydon and London terminals. The location is also well served by local bus routes.

RATES

Rateable Value: £43,000. Rates payable at 49.9p in £.

EPC

D-80

LEGAL COSTS

Each party to bear their own legal costs.

CONTACT

Huggins Stuart Edwards – Croydon Office
102- 104 High Street, Croydon, CR9 1TN

T: 020 8688 8313

E: croydon@hsedwards.co.uk

DATE

May 2023

FOLIO NUMBER

30192

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**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

