



DOUBLE SHOP UNIT TO LET

**HS HUGGINS STUART
EDWARDS**

**24-26 South End, Croydon, CR0 1DN
£48,000 PER ANNUM EXCLUSIVE**

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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
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USE

Class E (Commercial Business & Service)

RENT

£48,000 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 £.

Virtual Tour

https://tour.giraffe360.com/b2fc7bf464e04d8fb3231eb_b39ac93ab/

EPC

D-80

LEGAL COSTS

Each party to bear their own legal costs.

CONTACT

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DATE

May 2023

FOLIO NUMBER

30192

**SUBJECT TO CONTRACT Important: See Disclaimer
Notice to the Right.**



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

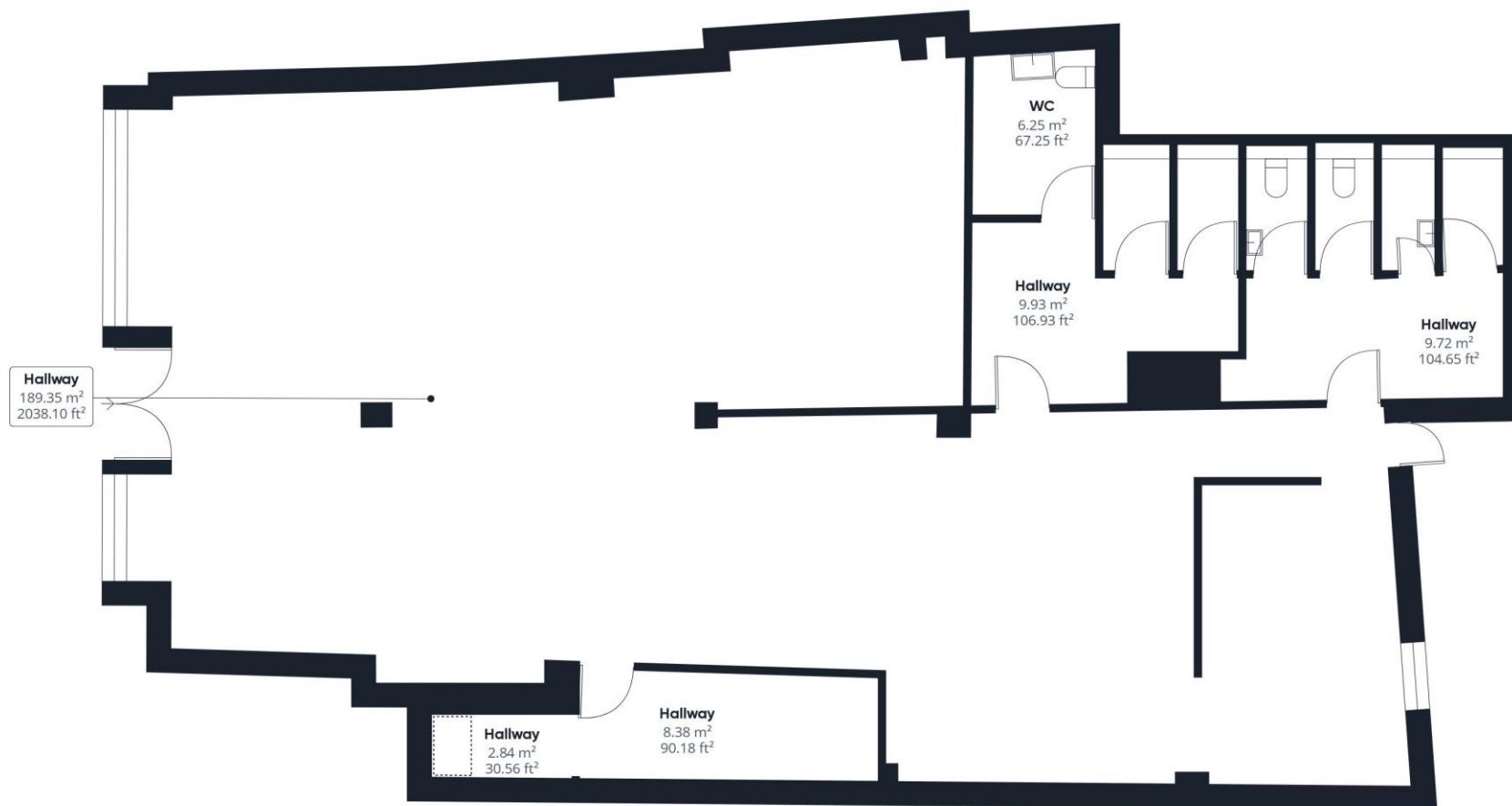
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www.hsedwards.co.uk





Approximate total area⁰⁾

239.59 m²
2578.95 ft²

Reduced headroom

0.74 m²
7.99 ft²

Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

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

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