



COMMERCIAL SPACE FOR SALE/TO LET



**HUGGINS STUART  
EDWARDS**

1st & 2nd Floors 69 North End, Croydon, CR0 1TG  
£250,000 VIRTUAL FREEHOLD OR £19,250 PER ANNUM EXCLUSIVE



1<sup>st</sup> & 2<sup>nd</sup> Floors, 69 North End, Croydon, CR0 1TG

## FOR SALE/ TO LET

Approx 1,150 sqft (106.86 sqm)

### DESCRIPTION

Opportunity to occupy or purchase a self-contained 1<sup>st</sup> & 2<sup>nd</sup> Floor commercial space in the heart of Croydon's bustling commercial centre. The property is currently occupied by an art therapy charity and would easily convert into office and other use types under Class E (Commercial Business & Service). The property benefits from its own ground floor entrance off Drummond Road with intercom entry system, LED Lighting, male and female WCs and kitchen facilities.

1 <sup>st</sup> Floor	544 sqft	50.52 sqm
2 <sup>nd</sup> Floor	606 sqft	56.34 sqm
TOTAL	1,150 sqft	106.86 sqm

### RENT/ SALE PRICE

£19,250 per annum exclusive – Rental Value  
£250,000 - Virtual Freehold (New 999 year lease to be created with a ground rent of a peppercorn).

### LEASE

New lease available from January 2024. Terms to be agreed.

### LOCATION

Situated on the pedestrianised section of North End at the junction with Drummond Road in the heart of Croydon's retail centre. The property benefits from significant passing foot traffic and is ideally located for public transport with West Croydon station in close proximity (less than 5 minutes walk away) providing regular rail services to London terminals, West Croydon Tramstop and the adjacent bus station are a similar distance providing services to a variety of destinations.

### RATES

Rateable value: £14,250. Rates payable at 49.9p in the £ (2023/24)

### EPC

E – 123

### 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](mailto:croydon@hsedwards.co.uk)

### DATE

September 2023

### FOLIO NUMBER

30201

### SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



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**COMMERCIAL ESTATE AGENTS  
PROPERTY CONSULTANTS**

102-104 HIGH STREET  
CROYDON  
CR9 1TN  
**020 8688 8313**

10 WEST STREET  
EPSOM  
KT18 7RG  
**01372 740555**

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