



**CLASS E SPACE TO LET/FOR SALE**

Alhambra House, 9 St Michael's Road,  
Croydon, CR9 3DD

## TO LET/FOR SALE

Approx 5,250 sqft (487.7 sqm)

### DESCRIPTION

Opportunity to occupy commercial space within a large 4-storey building in a highly visible position at the junction with Wellesley Road. Part of the ground floor is available to let for Class E use and is ideally suited for an opticians or pharmacy. The 1<sup>st</sup> and 2<sup>nd</sup> floors comprise refurbished modern office space which are available to let on occupational leases or can be sold off on new 125 year leases to prospective occupiers. The 3<sup>rd</sup> floor is set to be converted for residential use. The property benefits from a passenger lift, kitchen & WC facilities on each floor and car parking.

The property is currently undergoing refurbishment, including new external glazing throughout the building.

Ground Floor	1,000 sqft	92.9 sqm
1 <sup>st</sup> Floor	2,112 sqft	196.2 sqm
2 <sup>nd</sup> Floor	2,138 sqft	198.6 sqm
<b>TOTAL</b>	<b>5,250 sqft</b>	<b>487.7 sqm</b>

### RENT

Ground Floor: £35,000 per annum exclusive.

1<sup>st</sup> Floor Offices: £55,000 per annum exclusive

2<sup>nd</sup> Floor Offices: £55,000 per annum exclusive.

### TENURE

New 10 or 20 year effective full repairing and insuring leases, terms to be agreed.

*Or, new 125 Year leases for the 1<sup>st</sup> & 2<sup>nd</sup> Floor Offices can be sold at £950,000 per floor. Ground rent payable to be confirmed.*

### LOCATION

Positioned in a highly visible location on Wellesley Road in central Croydon within metres of West Croydon tramstop West Croydon Station and West Croydon Bus station. The Whitgift and Centrale Shopping Centres and North End are a few minutes walk from the property.

### RATES

Rateable value for whole building: £141,000 (From April 2023) Rates payable at 51.2p in the £ (2023/24). Premises will require reassessment on completion of a letting or sale.

### EPC

D-80

### LEGAL COSTS

Each party to bear their own legal costs.

### VIEWING

Strictly by appointment via agents Huggins Stuart Edwards

### CONTACT

Huggins Stuart Edwards – Michael Angus  
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### DATE

October 2023

### FOLIO NUMBER

30208

### SUBJECT TO CONTRACT

**Important: See Disclaimer Notice below.**



**HUGGINS STUART  
EDWARDS**

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Potential Office Layouts

(Artist's Impression, not indicative of actual finish)



