

Restaurant  
020 8686 0043

RESTAURANT

RESTAURANT



*Sexyher*

SEXYHER DRESSES

BRIDESMAID PROM EVENING DRESSES

277

279

CLASS E UNIT TO LET

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

277 High Street, Croydon, CR0 1QH  
£25,000 PER ANNUM EXCLUSIVE

277 High Street, Croydon, CR0 1QH

## TO LET

Approx 1,019 sqft (94.67 sqm)

### DESCRIPTION

Ground Floor Class E unit in a prominent position on the busy Croydon High Street close to the junction with Coombe Road and South End. The property benefits from air-conditioning, an electric roller shutter, tiled flooring, 3-phase electricity, kitchen, WC's, storage and an allocated parking space to the rear.

Retail/Sales	824 sqft	76.55 sqm
Kitchen	79 sqft	7.34 sqm
Ancillary	116 sqft	10.78 sqm
TOTAL	1,019 sqft	94.67 sqm

### RENT

£25,000 per annum exclusive plus VAT.

### LEASE

New FRI Lease to exclude the security of tenure and compensation provisions of the Landlord & Tenant Act 1954 Part II. Terms to be agreed.

### VIRTUAL TOUR LINK

<https://tour.giraffe360.com/bd61eb2dcae247c6bd47b0e7f6c46b99/?!sf=1>

### LOCATION

The property is situated on the East side of the popular Croydon High Street which offers amenities from a variety of national and local occupiers including restaurants, bars,

retail services and offices. On-Street customer parking is available directly opposite and there is a bus stop immediately outside the front of the property. South Croydon Station is approximately 10 minutes walk away.

### RATES

Rateable value: £23,500. Rates payable at 49.9p in the £ (2023/24).

### EPC

D-86

### 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

March 2024

### FOLIO NUMBER

30242

### SUBJECT TO CONTRACT

**Important: See Disclaimer Notice to the Right.**



**HUGGINS STUART  
EDWARDS**

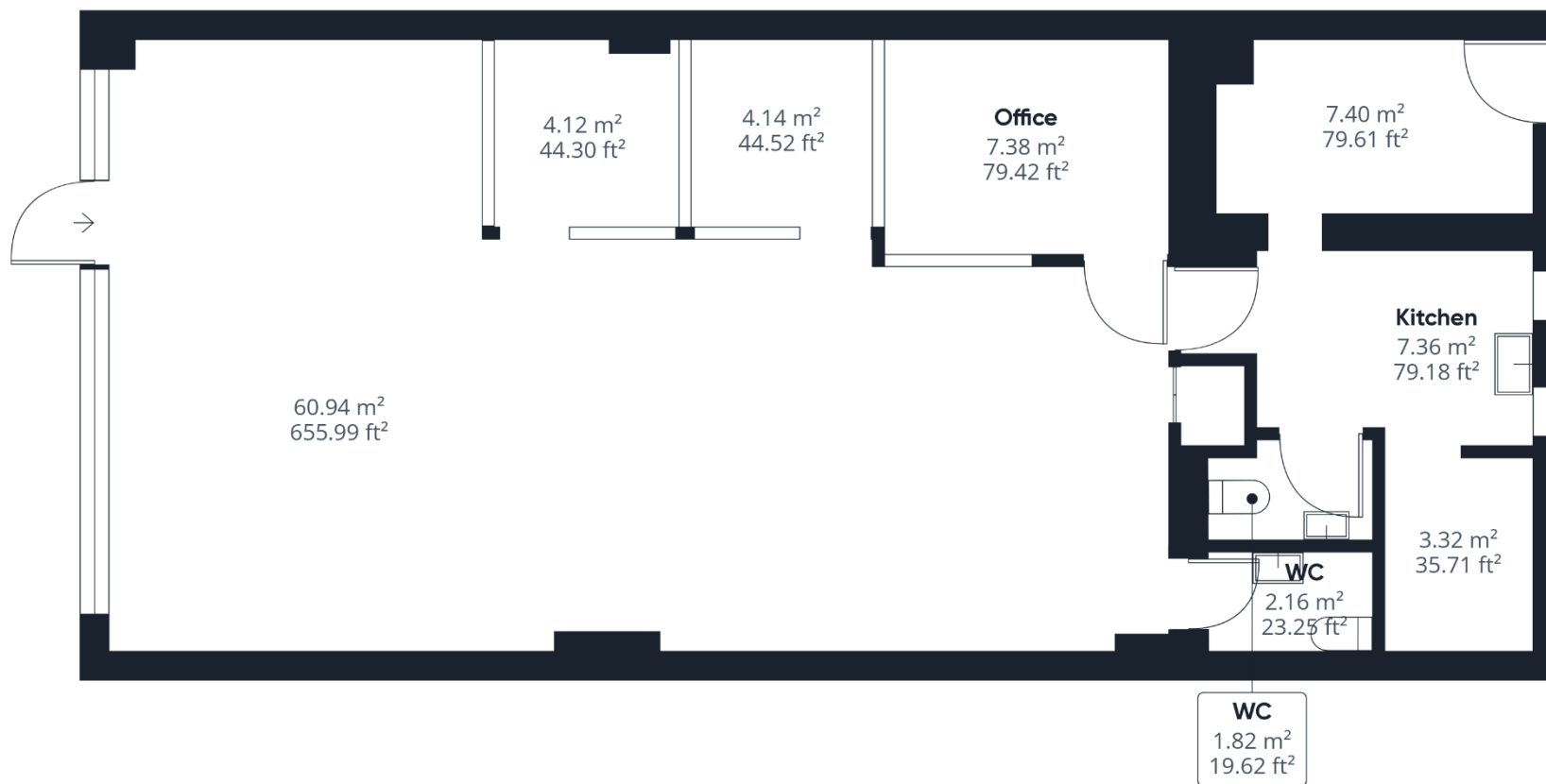
**COMMERCIAL ESTATE AGENTS  
PROPERTY CONSULTANTS**

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

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: 10 West Street, Epsom, Surrey, 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)



**Approximate total area<sup>(1)</sup>**

99.31 m<sup>2</sup>  
1068.96 ft<sup>2</sup>

(1) Excluding balconies and terraces

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

**GIRAFFE360**