

020 8647 1551

UNI

# Singers Barbers



## SINGERS BARBERS



- CUT & STYLE
- CUT & SHAMPOO
- SCISSOR CUT
- SKIN FADE
- HOT TOWEL SHAVE
- HEAD SHAVE
- BEARD TRIM
- BEARD SHAPE UP
- O.A.P. (OVER 65 YRS)
- CUT & STYLE (UNDER 14)
- KIDS SCISSOR CUT
- SKIN FADE (FOR KIDS)
- THREADING
- WAXING NOSE
- GROOMING PACKAGE
- HAIR COLOUR & BEARD
- HIGHLIGHT
- FULLHEAD HIGHLIGHT



Barber Shop  
OPEN



Cape Kings

# CLASS E UNIT TO LET

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

Unit 2 - 429 Brighton Road, South Croydon, CR2 6EU  
£950 PER CALENDAR MONTH

# Unit 2- 429 Brighton Road, South Croydon, CR2 6EU TO LET

Approx 184 sqft (17.09 sqm)

## DESCRIPTION

Rare opportunity to occupy a unit fitted out as a barbers/hairdressers. Recently refurbished the property is available furnished or unfurnished and benefits from main road frontage, tiled flooring, LED Lighting, separate electricity supply with prepayment meter, sink units and a demised WC. The property is accessed via a shared entrance. Customer parking is available at the front of the building. Other uses under Class E will be considered.

Unit 2	184 sqft	17.09 sqm
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## RENT

£950 per calendar month, inclusive of business rates, though exclusive of utilities and maintenance costs.

## PREMIUM

£2,000 for the benefit of the fixtures and fittings, including two new barbers chairs.

## LEASE

New lease, terms to be agreed.

## USE

Class E (Commercial Business & Service)

## LOCATION

Situated in South Croydon on the busy Brighton Road (A235) in a parade of commercial premises providing a variety of amenities. The property is ideally located for public transport being served by several bus routes and nearby stations including South Croydon, Sanderstead and Purley Oaks all within 15 minutes' walk of the property. Free off street customer parking is available immediately in front of the property and additional free parking for up to 1 hour is available on the opposite parade.

## EPC

C 63

## 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

30243

## SUBJECT TO CONTRACT

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



# HUGGINS STUART EDWARDS

## COMMERCIAL ESTATE AGENTS PROPERTY CONSULTANTS

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