



FREEHOLD FOR SALE

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

102-104 High Street, Croydon, CR9 1TN  
£1.45M FREEHOLD



102-104 High Street, Croydon, CR9 1TN

## FOR SALE- **DUE TO RELOCATION**

Approx 5,292 sqft (491.64 sqm) GIA

### DESCRIPTION

Opportunity to acquire a substantial freehold building with development potential, subject to planning, in Croydon town centre. The property is arranged as offices over 3 storeys, with a large full height basement. Planning was previously obtained for an additional floor of offices in 2019.

Basement	1,011 sqft	93.93 sqm
Ground Floor	1,441 sqft	133.87 sqm
1 <sup>st</sup> Floor	1,420 sqft	131.92 sqm
2 <sup>nd</sup> Floor	1,420 sqft	131.92 sqm
TOTAL GIA	5,292 sqft	491.64 sqm

### PRICE

£1.45m subject to contract only.

### TENURE

Freehold with full vacant possession.

### LOCATION

Centrally located close to the Croydon Flyover the property is surrounded by a variety of businesses including retail, restaurants, offices, and other traders. East & West Croydon Stations are approximately 10 minutes walk away and the property is well served by

local bus routes. The nearest tram stop on George Street is a 5 minute walk away.

### PLANNING HISTORY

Further details can be found at Croydon Council's Planning portal: Application Ref: 19/04531/FUL

### RATES

Ground Floor & Basement: RV £14,250

1<sup>st</sup> Floor RV: £12,250

2<sup>nd</sup> Floor RV: £9,200

### EPC

D-79

### LEGAL COSTS

Each party to bear their own legal costs.

### VIEWING

Strictly by appointment via sole agents Huggins Stuart Edwards.

### CONTACT

Huggins Stuart Edwards – Michael Angus

102- 104 High Street, Croydon, CR9 1TN

T: 020 8688 8313

E: michael.angus@hsedwards.co.uk

### DATE

June 2025

### FOLIO NUMBER

30296

### SUBJECT TO CONTRACT

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



**HUGGINS STUART  
EDWARDS**

**COMMERCIAL ESTATE AGENTS  
PROPERTY CONSULTANTS**

10 WEST STREET

EPSOM

KT18 7RG

**01372 740555**

102-104 HIGH STREET

CROYDON

CR9 1TN

**020 8688 8313**

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**