

**CLASS E UNIT TO LET**



Ground Floor, 102-104 High Street,  
Croydon, CR9 1TN

## TO LET

**Approx 1,441 sqft (133.87 sqm)**

### DESCRIPTION

Opportunity to occupy a ground floor Retail /Office/Class E unit on flexible, inclusive terms. The property benefits from a large, glazed frontage providing excellent display, comprising a good-sized open plan sales area and private offices. Shared standard facilities are located in the basement and on the 2<sup>nd</sup> Floor. The space can be offered part-furnished or unfurnished.

GF 102	661 sqft	61.37 sqm
GF 104	780 sqft	72.5 sqm
TOTAL	1,441 sqft	133.87 sqm

### LICENCE FEE

£3,750 per calendar month inclusive. Licence fee inclusive of rates and utilities but exclusive of telephone and internet costs.

Alternatively the ground floor of 102 High Street only can be occupied at a reduced licence fee of £2,500 per calendar month inclusive.

### LICENCE

Short term licence to occupy for a period up to 6 months with opportunity to renew for a further 6 month period.

### 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.

### 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 – Croydon Office  
102- 104 High Street, Croydon, CR9 1TN  
T: 020 8688 8313  
E: [croydon@hsedwards.co.uk](mailto:croydon@hsedwards.co.uk)

### DATE

August 2025

### FOLIO NUMBER

30314

### SUBJECT TO CONTRACT

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



**HUGGINS STUART  
EDWARDS**

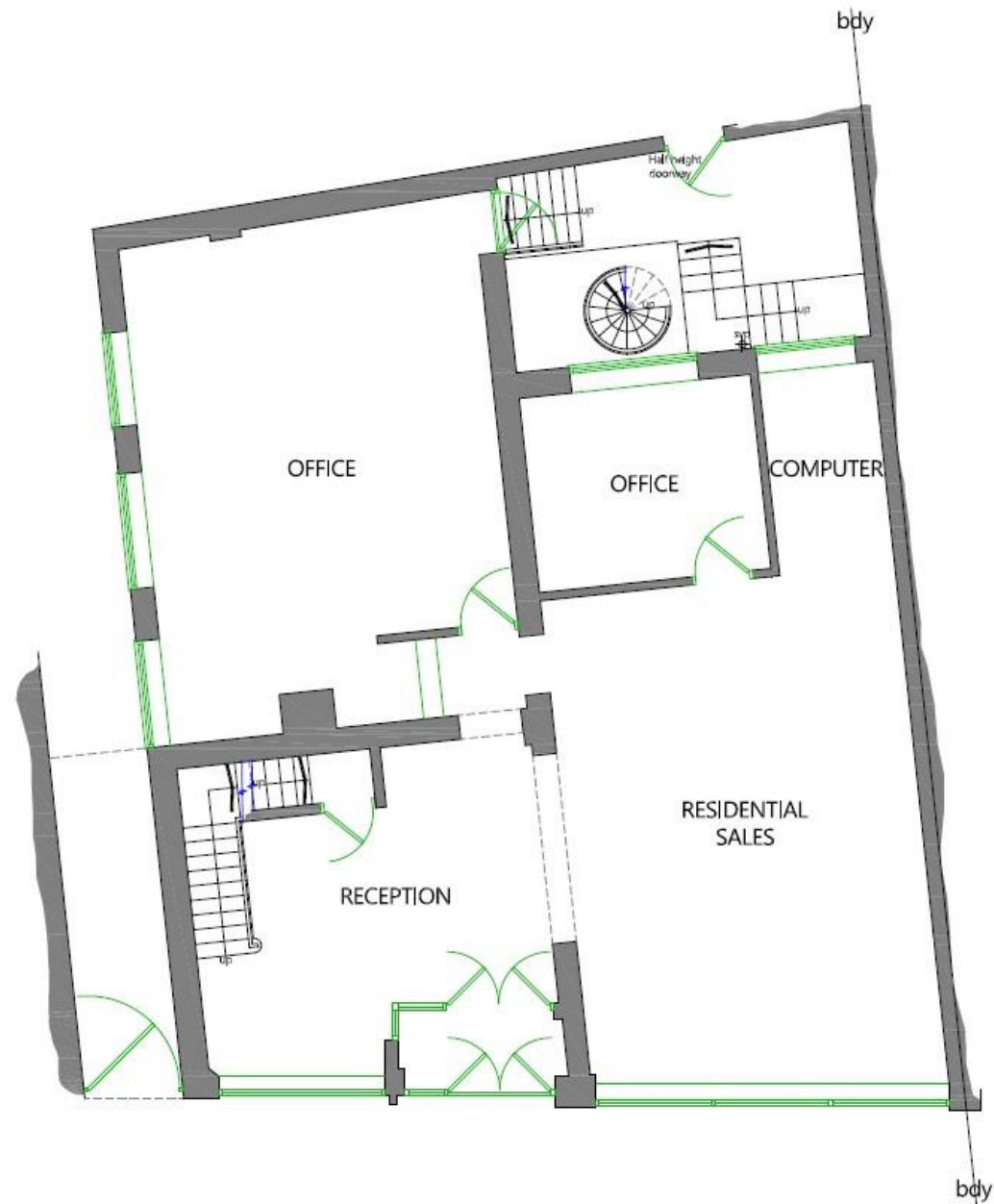
**COMMERCIAL ESTATE AGENTS  
PROPERTY CONSULTANTS**

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

10 WEST STREET  
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KT18 7RG  
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**GROUND FLOOR PLAN**