



68 Stanley Road, Croydon, CR0 3QA

TO LET

Approx 424 sqft (39.36 sqm)

DESCRIPTION

Opportunity to occupy a prominent corner retail/Class E Unit on Stanley Road. The property comprises a well-presented retail/sales area and W.C with a full height basement below providing ancillary space and storage. The property benefits from a small forecourt to the front of the property which can be utilised as additional sales or as car parking.

Ground Floor	228 sqft	21.15 sqm
Basement	196 sqft	18.21 sqm
TOTAL	424 sqft	39.36 sqm

RENT

£10,500 per annum exclusive

LEASE

New Lease. Terms to be agreed. Available from October 2025.

LOCATION

The property occupies a prominent corner position on Stanley Road at the junction with Oakwood Place and York Road. London Road & the Croydon University Hospital bus stop are less than 5 minute walk from the property. Ample short-term parking options are

available near the property on Stanley Road, York Road & Boston Road.

RATES

Rateable value: £5,300. Rates payable at 49.9p in the £ (2025/26) ***Prospective occupiers may be eligible for 100% Small Business Rate Relief. Occupiers to satisfy themselves as to their eligibility.***

EPC

D-92

LEGAL COSTS

Tenant to bear both parties 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

DATE

Sept 2025

FOLIO NUMBER

30317

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

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