



CLASS E UNIT TO LET

91-101 High Street Croydon, CR0 1QF

TO LET

**Approx 3,262 sqft (302.77 sqm) internal area.
plus Covered Yard of 1,048 sqft (97.45 sqm).**

DESCRIPTION

Rare opportunity to occupy an extensive ground floor Class E premises which has undergone significant refurbishment. Situated in a prominent corner position on Croydon High Street. The property has most recently been used by an Electric Vehicle retailer and benefits from a large ground floor area, return frontage on both sides of the property, electric roller shutters, air-conditioning and male & female WCs. A covered, gated, yard area to the rear currently provides parking/ storage with separate shower facilities. The property would suit a variety of users under Class E, including, retail, office, medical and restaurant.

Ground Floor	3,107 sqft	288.65 sqm
1 st Floor Office	155 sqft	14.40 sqm
TOTAL	3,262 sqft	303.05 sqm
Covered Yard	1,048 sqft	97.45 sqm

RENT

£85,000 per annum exclusive plus VAT.

LEASE

New Full repairing and insuring lease. Terms to be agreed.

LOCATION

Situated in a prominent corner position on the High Street the property is flanked on either side by Fell Road and Edridge Road. Centrally located beneath the Croydon

Flyover the property is surrounded by a variety of businesses including retail, restaurants, offices, and other drinking establishments. 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.

RATES

Rateable value: £55,000 (from April 2026). Rates payable at 43.3p in the £ (2026-27) for RHL occupiers. 48p in the £ for non RHL occupiers.

EPC

D-77 (Expires October 2033)

VIRTUAL TOUR

Coming soon...

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

DATE

February 2026

FOLIO NUMBER

30335

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

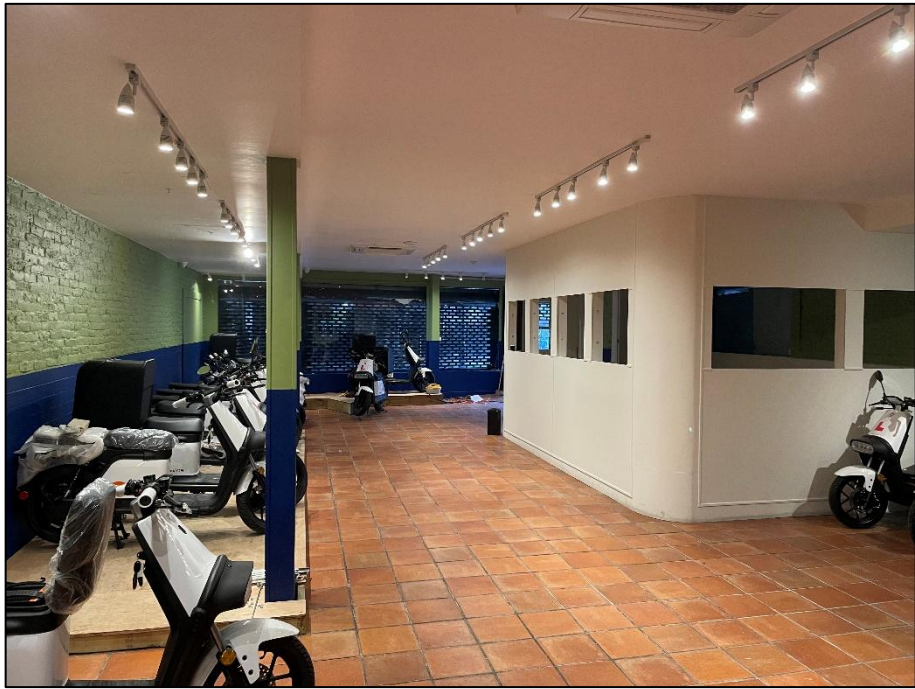
**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

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

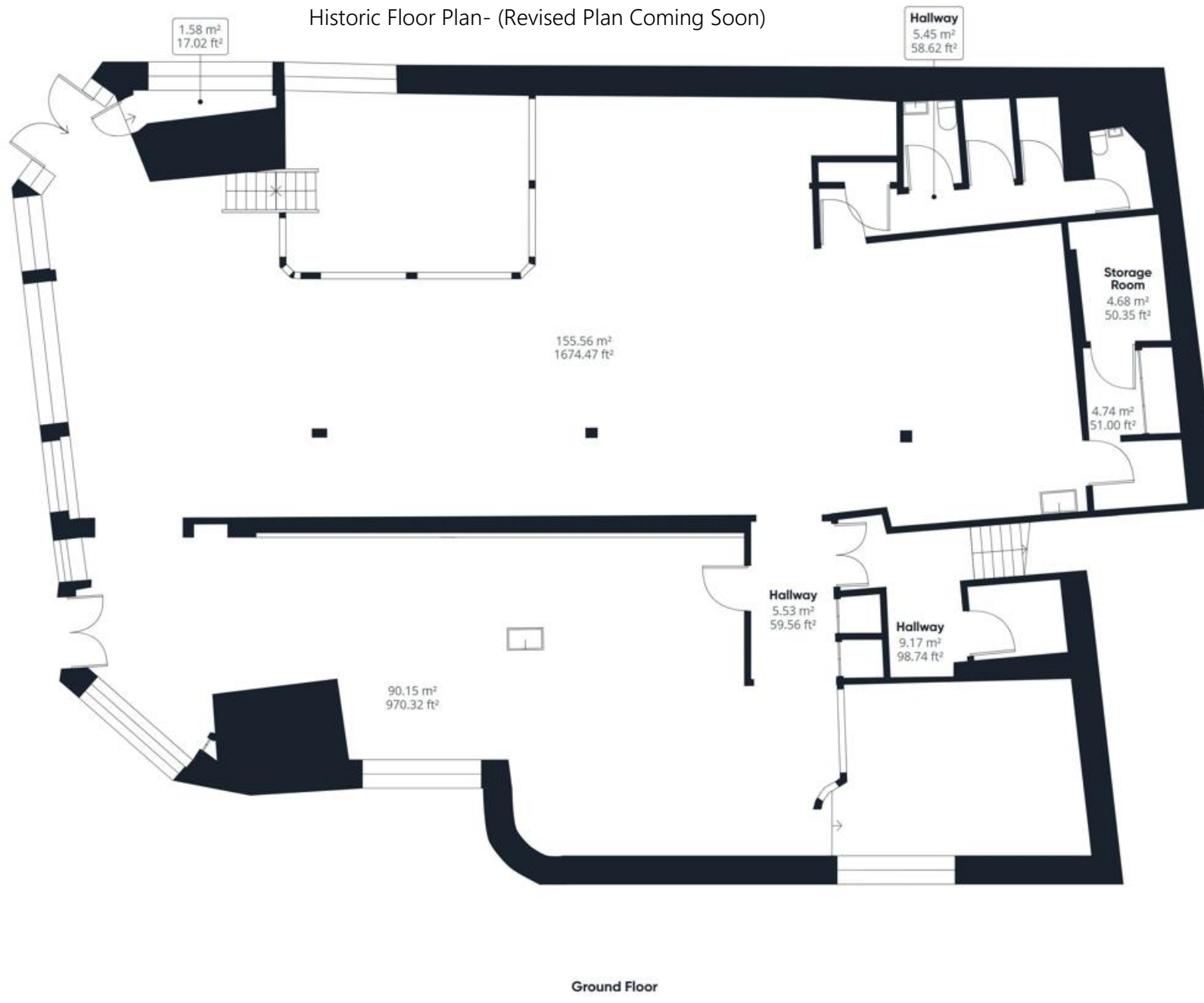
10 WEST STREET
EPSOM
KT18 7RG
01372 740555

Huggins Stuart Edwards Commercial Ltd is a limited company registered in England & Wales. Company number 12280950. Registered office: Apex House, 10 West Street, Epsom, 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



Historic Floor Plan- (Revised Plan Coming Soon)



Approximate total area⁽¹⁾

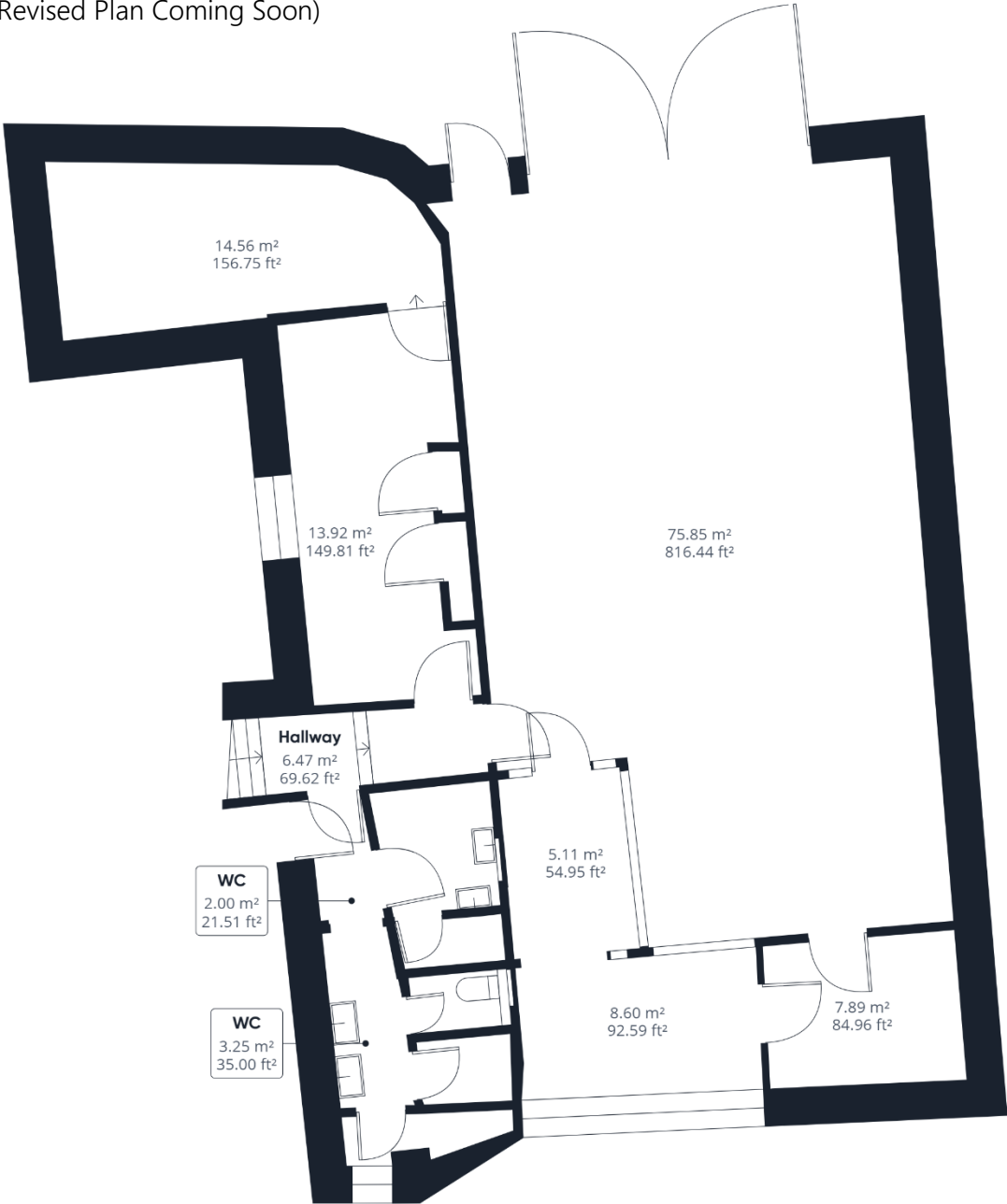
289.69 m²
3118.17 ft²

(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.

GIRAFFE 360

Historic Floor Plan- (Revised Plan Coming Soon)



Floor 1



Approximate total area⁽¹⁾

147.59 m²
1588.63 ft²

(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