



**BUSINESS FOR SALE**

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

Terra House, 206 High Street, Croydon, CR0 1NE  
£21,000 PER ANNUM EXCLUSIVE

206 High Street, Croydon, CR0 1NE

## TO LET

Approx 1,194 sqft (110.94 sqm)

### DESCRIPTION

Opportunity to acquire a well-established bakery and deli business occupying the above property on a lease with security of tenure. The property comprises an attractive ground floor retail unit with full-height basement and an outside area to the rear of the property. The goodwill of the business, and fixtures and fittings, are available for an additional premium. The property is offered by way of an assignment of the existing lease.

Ground Floor	740 sqft	68.77 sqm
Basement	454 sqft	42.17 sqm
<b>TOTAL</b>	<b>1,194 sqft</b>	<b>110.94 sqm</b>
Outside Area	201 sqft	18.71 sqm

### RENT

£21,100 per annum exclusive

### PREMIUM

On Application. Premium in consideration of goodwill and fixtures and fittings.

### LEASE

10 year full repairing lease from 4<sup>th</sup> May 2017 including security of tenure. Permitted Use A1, A2 & A3.

### LOCATION

The property is situated in a prominent position on the High Street at the junction with Laud Street. The property is surrounded by a variety of businesses including retail, restaurants, offices, and other traders. East & West Croydon Stations are approximately 14 minutes walk away and the property is well served by local bus routes. The nearest tram stop on George Street is approximately 8 minutes walk away.

### RATES

Rateable value: £16,250 from April 2026. RHL occupiers will pay 38.2p in the £ for 2026-27.

### EPC

B-41

### 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  
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### DATE

April 2026

### FOLIO NUMBER

30347

### SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART  
EDWARDS**

**COMMERCIAL ESTATE AGENTS  
PROPERTY CONSULTANTS**

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