



CLASS E UNIT TO LET

**HS HUGGINS STUART
EDWARDS**

**193 St James Road, Croydon, CR0 2BZ
£15,000 PER ANNUM EXCLUSIVE**

193 St James Road, Croydon, CR0 2BZ

TO LET

Approx 483 sqft (44.95 sqm)

DESCRIPTION

Excellent opportunity to acquire a self-contained commercial unit in a prominent trading location on the busy St James Road. The property benefits from open plan retail/office space, air-conditioning, central heating and an allocated WC. There are also two allocated parking spaces on the front forecourt.

Shop/Office	452 sqft	41.99 sqm
Storage	31 sqft	2.96 sqm
TOTAL	483 sqft	44.95 sqm

RENT

£15,000 per annum exclusive.

LEASE

New Lease. Terms to be agreed.

USE

Class E

LOCATION

The property is situated on the North side of St James' Road, a busy thoroughfare, close to the junction with Lansdowne Road. The property forms part of a small but prominent retail parade and nearby local occupiers include Kwik Fit, and an NHS Pharmacy among other independents. East Croydon Station is approximately 10 minutes walk away via Lansdowne Road.

RATES

Rateable value: £8,100 (2026-27). Eligible RHL occupiers to pay 38.8p in the £ with non-RHL occupiers paying 43.2p in the £. **100% Small business rate relief available to eligible occupiers.**

EPC

TBC- An EPC has been commissioned.

LEGAL COSTS

Prospective tenant required to pay a non-refundable deposit to cover the landlords abortive legal costs in the event the prospective tenant withdraws or fails to complete within an agreed timeframe. Terms to be agreed. Otherwise 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

April 2026

FOLIO NUMBER

30352

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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