



31 George Street, Croydon CR0 1LB

TO LET

Approx 407 sqft (38 sqm)

DESCRIPTION

Ground and Lower Ground Floor with A1/A2 Use. Possible Employment agency or other uses considered Subject to Planning.

Ground	407 sqft	38 sqm
Basement	807 sqft	75 sqm
TOTAL	1,214 sqft	113 sqm

RENT

£35,000 per annum.

LEASE

The premises are available on a new full repairing and insuring lease for a period of years to be agreed.

LOCATION

The property is situated in a prominent location on the main thoroughfare from East Croydon Station to the town centre with significant footfall. Nearby occupiers include Wetherspoons, Paddy Power, Pizza Express, Tesco Express, Café Nero and multiple High Street Banks.

RATES

Rateable value: £28,956 (information taken from Valuation Office website).

Non-domestic uniform rates payable at 49.1p in the £ (2019/2020). Small Business Rate Relief could be available. Subject to eligibility you could get a third off your rates bill.

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
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DATE

July 2020

FOLIO NUMBER

164474 (CL)

SUBJECT TO CONTRACT

Important: See Disclaimer Notice below.



HUGGINS STUART EDWARDS

COMMERCIAL ESTATE AGENTS PROPERTY CONSULTANTS

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