



GROUND FLOOR UNIT - A2 USE

HS HUGGINS STUART
EDWARDS

302 High Street, Croydon, Surrey CR0 1NG
£16,500 PER ANNUM

302 High Street, Croydon, Surrey CR0 1NG TO LET

Approx 431 sqft (40.08 sqm)

DESCRIPTION

A rare opportunity to acquire a ground floor A2 unit with rear car parking.

At present the premises have an arcaded entrance, which has been included in the gross internal area and our clients will be prepared to consider the installation of a new flush shop front, subject to Planning Permission.

The premises comprise approximately 431.5 sq ft (40.08 sq m) and are arranged as a large open plan area, the rear section of which has been divided by stud partitioning, which could be easily removed to create an open plan environment.

RENT

£16,500 per annum exclusive

LEASE

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

LOCATION

Situated on the Croydon High Street close to its junction with Lower Coombe Street and Coombe Road with bus services passing the front door. The premises are within walking distance of East and West Croydon railway stations and Tramlink, together with the existing Centrale, Whitgift and proposed Westfield shopping centres.

AMENITIES

- Potential installation of a new shop front on terms and conditions to be agreed, subject to Planning
- Installation of central heating or other heating system
- Two tandem rear car parking spaces approached from Lower Coombe Street

RATES

Rateable value: £10,250 (information taken from Valuation Office website).

Non-domestic uniform rates payable at 49.1p in the £ (2019/2020)

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

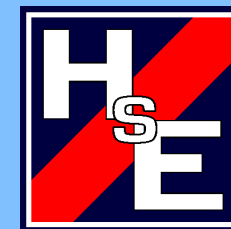
January 2020

FOLIO NUMBER

171765 (CL)

SUBJECT TO CONTRACT

Important: See Disclaimer Notice below.



HUGGINS STUART EDWARDS

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