



RETAIL UNIT – A1 USE

**HS HUGGINS STUART
EDWARDS**

**277 High Street, Croydon, Surrey CR0 1QH
OIRO £20,000 PER ANNUM**

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TO LET

Approx 874 sqft (81.27 sqm)

DESCRIPTION

Ground floor premises, with tiled flooring throughout, suspended ceilings and electric shutters. The premises are currently smartly fitted as a hairdresser salon but would also suit a variety of other retail users. Change of use applications will also be considered subject to planning permission. The amenities include a front retail area, office, kitchen, storage/boiler room and 2 WCs. It also benefits from a rear parking space. Fixtures and fittings are available by separate negotiation with the landlord.

| | | |
|----------------|------------|------------|
| Ground | 874 sqft | 81.27 sqm |
| Kitchen | 82 sqft | 7.69 sqm |
| Office/Storage | 123 sqft | 91.14 sqm |
| TOTAL | 1,079 sqft | 180.10 sqm |

USE

From the 1st September 2020 the property will be classed under E (Commercial Business & Service) which permits a much wider variety of uses than would have previously been suitable for this property, to confirm if your business would be suitable please check the explanatory memorandum provided by The Government:

https://www.legislation.gov.uk/ukxi/2020/757/pdfs/ukxiem_20200757_en.pdf

RENT

Offers in the region of £20,000 per annum, subject to periodic rent reviews.

LEASE

Available on a new FRI lease, for a period of years to be agreed, subject to periodic reviews.

LOCATION

This ground floor property is situated in a prominent location on the vibrant Croydon High Street, near to the junction of Coombe Road and within Croydon's popular restaurant quarter. Nearby occupiers include The Edge public house and Galicia restaurant.

RATES

Rateable value: £21,500 (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

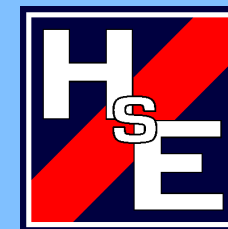
September 2020

FOLIO NUMBER

171868 (CL)

SUBJECT TO CONTRACT

Important: See Disclaimer Notice below.



HUGGINS STUART EDWARDS

COMMERCIAL ESTATE AGENTS PROPERTY CONSULTANTS

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