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# RETAIL UNIT - TO LET



**166 North End, Station Road, Croydon CR0 1UF**  
**OIEO £65,000 PER ANNUM**

166 North End, Station Road CR0 1UF

## TO LET

Approx 1,878 sqft (174.5 sqm)

### DESCRIPTION

Ground and first floor retail shop in prime location situated near to West Croydon Station (Southern Line).

Ground	1,878 sqft	174.5 sqm
First	1,853 sqft	172.1 sqm
TOTAL	3,731 sqft	346.6 sqm

### RENT

OIEO £65,000 per annum.

### LEASE

A new lease is available directly from the landlord on terms to be agreed.

### LOCATION

In line with the wider regeneration of Croydon and the prospect of the new Westfield Shopping Centre a short distance from the subject property, the passenger numbers could increase substantially. The area is due to benefit from this £1.4 billion redevelopment formed of a collaboration between Hammerson and Westfield to deliver a mixed-use development combining retail, leisure and residential.

Croydon benefits from access from both West and East Croydon stations with extensive tram and bus links to London and easy access to the South via the A23/M23.

### RATES

Rateable value: £52,599 (information taken from Valuation Office website).

Non-domestic uniform rates payable at 50.4p in the £ (2019/2020)

### LEGAL COSTS

The tenant is to pay the Landlord's 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](mailto:croydon@hsedwards.co.uk)

### DATE

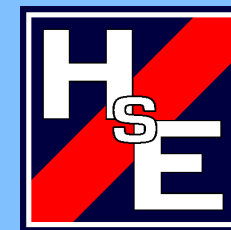
January 2020

### FOLIO NUMBER

171944 (CL)

### SUBJECT TO CONTRACT

Important: See Disclaimer Notice below.



## HUGGINS STUART EDWARDS

### COMMERCIAL ESTATE AGENTS PROPERTY CONSULTANTS

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