

CHARTERED SURVEYORS – VALUERS COMMERCIAL & INDUSTRIAL ESTATE AGENTS
PROPERTY MANAGERS & BUILDING SURVEYORS

A1 RETAIL UNITS ADJACENT TO STATION ENTRANCE

833 sq ft and 968 sq ft

TO LET

**170 & 172 NORTH END,
WEST CROYDON
CR0 1UF**



LOCATION:

The retail units are situated adjacent to West Croydon station (Zone 5) which offers Southern services to London Bridge and London Victoria as well as London Overground services.



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PAUL S. LACK BSc FRICS
ASSOCIATE: JERRY C TAYLOR FRICS

Regulated by RICS

IMPORTANT ATTENTION IS TO THE NOTICE OVERLEAF

LOCATION (Cont'd)

Closeby is the proposed new Westfield shopping centre, a £1billion redevelopment by 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.



DESCRIPTION:

The adjoining units are situated next to West Croydon Station both with a net frontage of roughly 4.7 metres. Both units also have a WC and kitchenette.

Unit 170 has gas central heating, a suspended ceiling and a concrete floor.

Unit 172 has electric heating, a suspended ceiling and is carpeted. It also has a dumbwaiter.

ACCOMMODATION:

The property comprises the following approximate areas and dimensions:-

	Sq ft	(m ²)
<u>170</u>		
Ground Floor	584	(54.28)
First Floor	384	(35.68)
Total	968	(89.96)
<u>172</u>		
Ground Floor	540	(50.14)
First Floor	293	(27.24)
Total	833	(77.38)

NOTICE

Stuart Edwards Fullmoon for themselves and for vendors or lessors of this property whose agents they are give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract.
- (ii) All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) If for any reason an interested party wishes to rely on any aspect of the particulars or statement at any particular date without further investigation such interested party should seek direct written confirmation from Stuart Edwards Fullmoon.
- (iv) No person in the employment of Stuart Edwards Fullmoon has any authority to make or give any representation or warranty whatever in relation to this property.

- TERMS:** New leases are available for a term by agreement at a rent in excess of **£70,000 pa for both units or £35,000 per unit** exclusive, plus VAT. Subject to Contract.
- RATES:** We have been informed by the London Borough of Croydon Council that the rateable values are **£27,500 and £26,000**. Interested parties should make their own enquiries.
- SERVICES:** None of the services have been tested and all interested parties should make their own enquiries.
- VAT:** Rent quoted is exclusive of VAT, if applicable.
- LEGAL COSTS:** Each party is to bear their own legal costs.
- VIEWING:** **Viewing strictly by appointment through:-**

Retail Department
Stuart Edwards Fullermoon
102-104 High Street, Croydon, CR9 1TN.
Tel: 020 8688 8313. Fax: 020 8688 7121.
Email: retail@stuart-edwards.com

or

Jonathan Hay
Grant Mills Wood
020 7629 8501
Jonathanh@grantmillswood.com
(Revised August 2019)

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website. (www.commercialleasecodeew.co.uk)