



LOWER GROUND FLOOR TO LET

110 High Street, Croydon CR0 1NB

TO LET

Approx 732 sqft (68 sqm)

DESCRIPTION

The accommodation comprises the entire lower ground floor of the premises with good High Street access which have been substantially refurbished by our clients to create a number of individual rooms laid out as a beauticians or similar use.

We understand the premises currently have a A1 retail use but other uses will be considered subject to planning.

RENT

£15,000 per annum.

LEASE

The premises are available on a new effective full repairing and insuring lease for a period of years to be agreed drafted outside Sections 24 – 28 of the Landlord and Tenant Act 1954 Part II as amended.

LOCATION

The premises are situated in Croydon High Street with bus services immediately outside and within walking distance of both East and West Croydon railway stations, tramlink, together with Whitgift, Centrale and the proposed Westfield Shopping Centre.

AMENITIES

- Entryphone system.
- Air conditioning and heating.
- Suspended ceiling with LED Lighting.
- Pavement lights to the front of the premises with rear fire escape.
- Male and Female WC's.
- Shower.
- Fitted Kitchenette.

RATES

Rateable value: £2,125 (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
102 & 104 High Street, Croydon, CR9 1TN
T: 020 8688 8313
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DATE

January 2020

FOLIO NUMBER

171963 (CL)

SUBJECT TO CONTRACT

Important: See Disclaimer Notice below.



HUGGINS STUART EDWARDS

COMMERCIAL ESTATE AGENTS PROPERTY CONSULTANTS

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