



OFFICE/RETAIL UNIT TO LET

HS HUGGINS STUART
E EDWARDS

21A Brighton Road, South Croydon, Surrey CR2 6EA
£14,000 PER ANNUM

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TO LET

Approx 575 sqft (53.42 sqm)

DESCRIPTION

Open plan ground floor premises that is being used as offices with a retail frontage and shared internal entrance with the first and second floor residential accommodation.

The premises are laid out as largely open plan with some demountable partitioning.

Ground	575 sqft	53.42 sqm
Basement	160 sqft	14.86 sqm
Garage/Storage	160 sqft	14.86 sqm
TOTAL	895 sqft	83.15 sqm

RENT

£14,000 per annum. No VAT applicable.

LEASE

New full repairing and insuring lease for a period of years to be agreed.

LOCATION

The premises lay just south of Croydon town centre on the A235 within easy walking distance of good local retail facilities, south Croydon railway station and bus services passing the front door.

AMENITIES

- Gas fired central heating with radiators.
- Fluorescent lighting.
- Male and female toilet facilities.
- Kitchenette.

RATES

Rateable value: £9,200 (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

171999(CL)

SUBJECT TO CONTRACT

Important: See Disclaimer Notice below.



HUGGINS STUART EDWARDS

COMMERCIAL ESTATE AGENTS PROPERTY CONSULTANTS

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