



SHOP & FLAT TO LET

137 Cherry Orchard Road, Croydon, CR0
6BF

TO LET

Approx 1,106 sqft (102.72 sqm)

DESCRIPTION

Well positioned property close to East Croydon Station on the junction with Leslie Grove. The property comprises a ground floor commercial unit and a self-contained one-bedroom flat above. The ground floor benefits from air-conditioning, a secure roller shutter, a W.C. and rear access. The flat is accessed from the rear and has parking for one car.

Ground Floor Commercial	546 sqft	50.72 sqm
1 st Floor Flat	560 sqft	52.00 sqm
TOTAL	1,106 sqft	102.72 sqm

RENT

£20,000 per annum exclusive

LEASE

New lease. Terms to be agreed.

LOCATION

The property is approximately 0.5 miles (less than 10 minutes walk) from East Croydon Station close to the junction with Lower Addiscombe Road. Situated in a parade providing a variety of retail, restaurant, and other business services the most notable nearby

occupiers include a Co-op, The Orchard Public House and a Premier Express convenience store. Free on-street parking for up to one hour is available opposite the property and further along Cherry Orchard Road.

RATES

Rateable value: £10,000 (information taken from Valuation Office website).

Non-domestic uniform rates payable at 49.9p in the £ (2020/21).

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

February 2021

FOLIO NUMBER

30047(CL)

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

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