

Delta Point



CAFÉ / COMMERCIAL UNIT

HS HUGGINS STUART
E EDWARDS

Delta Point, Wellesley Road, CR9 2YZ
£35,000 PAX

**Delta Point, Wellesley Road,
Croydon, CR9 2YZ.**

TO LET

Approx 750 sqft (69.68 sqm) plus outside seating area.

DESCRIPTION

Café/ Commercial Unit situated within Delta Point; a major residential block on Wellesley Road adjacent to Croydon Bus Station. The unit benefits from air conditioning, an outside seating area, a modern fully fitted kitchen and serving counter plus a Disabled W.C.

| | | |
|---------|----------|-----------|
| Cafe | 705 sqft | 65.46 sqm |
| Kitchen | 45 sqft | 4.19 sqm |
| TOTAL | 750 sqft | 69.68 sqm |

RENT

£35,000 per annum exclusive plus VAT.

LEASE

New lease, terms to be agreed. Lease to exclude the security of tenure and compensation provisions of the Landlord & Tenant Act 1954 Part II.

LOCATION

A Croydon landmark, Delta point provides over 400 privately occupied flats and is situated immediately adjacent to Croydon Bus Station and is less than 5 minutes walk to West Croydon Station, the Whitgift Centre and North End shopping. East Croydon Station

is approximately 10 minutes walk away and with bus and tram stops in close proximity the property is well served by public transport links.

RATES

Rateable value: £19,250.00.

Non-domestic uniform rates payable at 49.9p in the £ (2021/22).

EPC

E 124

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
E: croydon@hsedwards.co.uk

DATE

May 2021

FOLIO NUMBER

30062(CL)

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

102-104 HIGH STREET
CROYDON
CR9 1TN
020 8688 8313

APEX HOUSE
10 WEST STREET
EPSOM
KT18 7RG
01372 740555

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