

ER

COFFEE SHOTTER

Anglian Home improvements

CALL 0800 500 600

www.anglianhome.co.uk

The storefront window display features several panels showcasing home improvement projects. A central sign reads "40% OFF" and "British made windows and doors to give your home a bright, fresh appeal." Below this, a sign says "Another home upgraded" and "Anglian Raising the standard" with the phone number "0800 023 6203". A "PUSH" sign is visible on the glass door.

No stopping at any time except buses

PRIVATE

COMMERCIAL UNIT TO LET

HS HUGGINS STUART
E EDWARDS

73 High Street, Croydon, Surrey, CR0 1QE
£27,500 PAX

73 High Street, Croydon,
Surrey, CR0 1QE.

TO LET

Approx. 1,444 sqft (134.3 sqm)

DESCRIPTION

Ground floor retail unit with ancillary offices in a prominent position on Croydon High Street. The property benefits from an extensive sales area leading through to offices/storage, a kitchen, and male and female WC's. There is a suspended ceiling with LED lighting covering the majority of the space, and there is rear access which is reached via the adjacent Robert Street that serves Davis House.

Retail	940 sqft	87.42 sqm
Offices / Ancillary	504.82 sqft	46.9 sqm
TOTAL	1,444.82 sqft	134.32 sqm

RENT

£27,500 per annum exclusive

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.

USE

Class E (Commercial Business & Service)

LOCATION

The premises are situated within the heart of Croydon's busy commercial centre. In a prominent location on Croydon's main High Street, the property is within walking distance of the Whitgift Centre and Centrale. Nearby occupiers on the High Street include, Greggs, F45 and Sainsburys Local.

RATES

Rateable value: £33,500. Rates payable at 49.9p in the £ (2021/22).

EPC

In the course of preparation

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

February 2022

FOLIO NUMBER

30069(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
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APEX HOUSE
10 WEST STREET
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