

\*PRELIMINARY MARKETING DETAILS\*



CLASS E PROPERTY TO LET

2 Mint Walk, Croydon, CR0 1EA

## TO LET

Approx 454 sqft (42.18 sqm)

### DESCRIPTION

Opportunity to occupy a self-contained building just off the High Street in central Croydon. The property was most recently used as a sandwich shop but would suit a variety of other uses under Class E including office and medical use.

Ground Floor	235 sqft	21.82 sqm
1 <sup>st</sup> Floor	219 sqft	20.36 sqm
TOTAL	454 sqft	42.18 sqm

### RENT

£15,500 per annum exclusive

### LEASE

New full repairing and insuring lease to exclude the security of tenure and compensation provisions of the Landlord & Tenant Act 1954 Part II. Terms to be agreed.

### LOCATION

The property is well situated for Croydon's town centre amenities being practically on the High Street. The Whitgift & Centrale shopping centres are approximately 500m to the North, Fairfield Halls a five minute walk away and both East & West Croydon Stations being within 10 minutes walk of the property.

The nearest Tram stop on George Street is 5 minutes walk away.

### AMENITIES

Kitchen area, W.C, large glazed frontage, tiled & non-slip flooring, hot water heater, security grill, Boswick gates and rear access.

### RATES

Rateable value: £6,600. Rates Payable at 49.9p in the £ 2021/2022.

### EPC

D99

### 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

October 21

### FOLIO NUMBER

30085

### SUBJECT TO CONTRACT

**Important: See Disclaimer Notice to the Right.**



**HUGGINS STUART  
EDWARDS**

**COMMERCIAL ESTATE AGENTS  
PROPERTY CONSULTANTS**

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