

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 st 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
E: croydon@hsedwards.co.uk

DATE

October 21

FOLIO NUMBER

30085

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

Huggins Stuart Edwards Commercial Ltd is a limited company registered in England & Wales. Company number 12280950. Registered office: Apex House, 10 West Street, Epsom, KT18 7RG. Huggins Stuart Edwards Commercial Ltd for themselves and for vendors or lessors of this property whose agents they are give notice that the particulars are set out as general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Huggins Stuart Edwards Commercial Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. The properties are offered subject to contract and being unsold or unlet and no responsibility is taken for any inaccuracy or expenses incurred in viewing. Huggins Stuart Edwards Commercial Ltd have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination or tested any of the services and no warranty is given or implied. The purchasers or lessees are responsible for making their own enquiries in these regards.

www.hsedwards.co.uk

