

290

**Aurum**

Telephone  
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**COMMERCIAL UNIT - TO LET**

**HS EDWARDS**  
HUGGINS STUART

290 Lower Addiscombe Road, Croydon, CR0 7AE  
£17,000 PAX

290 Lower Addiscombe Road, Croydon,  
CR0 7AE

## TO LET

Approx. 672 sqft (62.41 sqm)

### DESCRIPTION

Commercial Unit available to Let in a prominent position on Lower Addiscombe Road. Previously owner occupied by a long-established Jewellery business the property would suit a variety of different occupiers under Class E use. The property benefits from a glazed secure frontage providing excellent display, a kitchen area, a WC, an electric roller shutter and secure rear access.

Retail Unit	672 sqft	62.41 sqm
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### USE

Class E (Commercial Business & Service)

### RENT

£17,000 per annum exclusive.

### LEASE

New Lease, terms to be agreed.

### LOCATION

Situated opposite the junction with Blackhorse Lane nearby occupiers include The Co-operative, Addiscombe Pharmacy, and an Explore Learning Centre. Addiscombe Tram Stop is approximately 5 minutes' walk away. The A222, of which Lower

Addiscombe Road forms part, is a popular thoroughfare between Croydon & Sidcup.

### RATES

Rateable value: £9,000 (information taken from Valuation Office website). Rates payable at 49.9p in the £ (2021-2022).

### EPC

D- 76

### 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](mailto:croydon@hsedwards.co.uk)

### DATE

January 2022

### FOLIO NUMBER

30096(CL)

### SUBJECT TO CONTRACT

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



**HUGGINS STUART  
EDWARDS**

**COMMERCIAL ESTATE AGENTS  
PROPERTY CONSULTANTS**

102-104 HIGH STREET  
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