



COMMERCIAL PROPERTY TO LET

189 Brighton Road, South Croydon CR2 6EG TO LET

Approx 1,506 sqft (139.96 sqm)

DESCRIPTION

Ground floor commercial property situated in a prominent position in South Croydon providing ample office/ retail accommodation from the front of the property leading through to a large, single storey, extension at the rear which benefits from rear access and a loading door. In addition, there is a good sized kitchen area, W.C's and a lower ground floor area providing further office/storage accommodation. The property would suit a variety of occupiers including retail, office, and others within Class E use.

Ground	1,176 sqft	109.3 sqm
Lower Ground	330 sqft	30.66 sqm
TOTAL	1,506 sqft	139.96 sqm

USE

Class E (Commercial Business & Service).

RENT

£23,500 per annum exclusive.

LEASE

New lease, terms to be agreed.

LOCATION

Situated to the south of South Croydon town centre prominently located on the busy Brighton (A235) Road within walking distance of numerous retail premises and bus services serving the surrounding areas. South Croydon,

Sanderstead and Purley Oaks stations are all within 15 minutes walk of the property providing regular services to East Croydon and London terminals. Unrestricted on-street parking is available in the nearby Mansfield Road.

RATES

Rateable value: £9,300 (information taken from Valuation Office website). Non-domestic uniform rates payable at 49.9p in the £ (2021/2022)

EPC

C-59

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

30111 (CL)

SUBJECT TO CONTRACT

Important: See Disclaimer Notice below.



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

