



**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  
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## DATE

February 2022

## FOLIO NUMBER

30111 (CL)

## SUBJECT TO CONTRACT

**Important: See Disclaimer Notice below.**



# HUGGINS STUART EDWARDS

## COMMERCIAL ESTATE AGENTS PROPERTY CONSULTANTS

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