



CLASS E UNIT TO LET

## Unit 2- 429 Brighton Road, South Croydon, CR2 6EU TO LET

Approx 184 sqft (17.09 sqm)

### DESCRIPTION

Rare opportunity to occupy a unit fitted out as a barbers/ hairdressers. Recently refurbished the property is available furnished or unfurnished and benefits from main road frontage, tiled flooring, LED Lighting, separate electricity supply with prepayment meter, sink units and a demised WC. The property is accessed via a shared entrance. Customer parking is available at the front of the building. Other uses under Class E will be considered.

Unit 2	184 sqft	17.09 sqm
--------	----------	-----------

### RENT

£800 per calendar month, inclusive of business rates, though exclusive of utilities and maintenance costs.

### PREMIUM

£2,000 for the benefit of the fixtures and fittings, including two new barbers chairs.

### LEASE

New lease, terms to be agreed.

### USE

Class E (Commercial Business & Service)

### LOCATION

Situated in South Croydon on the busy Brighton Road (A235) in a parade of commercial premises providing a variety of amenities. The property is ideally located for public transport being served by several bus routes and nearby stations including South Croydon, Sanderstead and Purley Oaks all within 15 minutes' walk of the property. Free off street customer parking is available immediately in front of the property and additional free parking for up to 1 hour is available on the opposite parade.

### EPC

C 63

### 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

March 2024

### FOLIO NUMBER

30243

### 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

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



