



**FREEHOLD FOR SALE**

**HS** HUGGINS STUART  
**E** EDWARDS

26-27 Surrey Street, Croydon, CR0 1RG  
O.I.E.O £775,000 FREEHOLD

# 26-27 Surrey Street, Croydon, CR0 1RG FOR SALE

Approx 4,503 sqft (418.29 sqm)

## DESCRIPTION

Substantial freehold property available in central Croydon with redevelopment potential subject to planning. The property is currently owner-occupied trading as a pet shop with retail over ground and 1<sup>st</sup> floors with storage and offices located on the second floor. Property is being offered with full vacant possession.

Ground Floor	1,762 sqft	163.69 sqm
1 <sup>st</sup> Floor	1,379 sqft	128.10 sqm
2 <sup>nd</sup> Floor	1,361 sqft	126.50 sqm
TOTAL	4,502 sqft	418.29 sqm

## PRICE

Offers invited in excess of £775,000.

## TENURE

Freehold with full vacant possession.

## LOCATION

Situated on the West side of Surrey Street close to the junction with Church Street. Surrey Street hosts the renowned and popular daily market. Nearby underway redevelopment projects, such as Beamhouse Yard, are set to provide modern residential and commercial units which help to enhance the area. Church Street

and George Street Tram stops are approximately 4 minutes walk from the property providing regular services to Croydon and the surrounding areas.

## VIRTUAL TOUR LINK

<https://tour.giraffe360.com/7f60179faab34074ad06c318fbb706ad>

## RATES

Rateable value: £39,500. Rates payable at 49.9p in the £ (2024/25)

## EPC

In the course of preparation.

## 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 2025

## FOLIO NUMBER

30297

## SUBJECT TO CONTRACT

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



# HUGGINS STUART EDWARDS

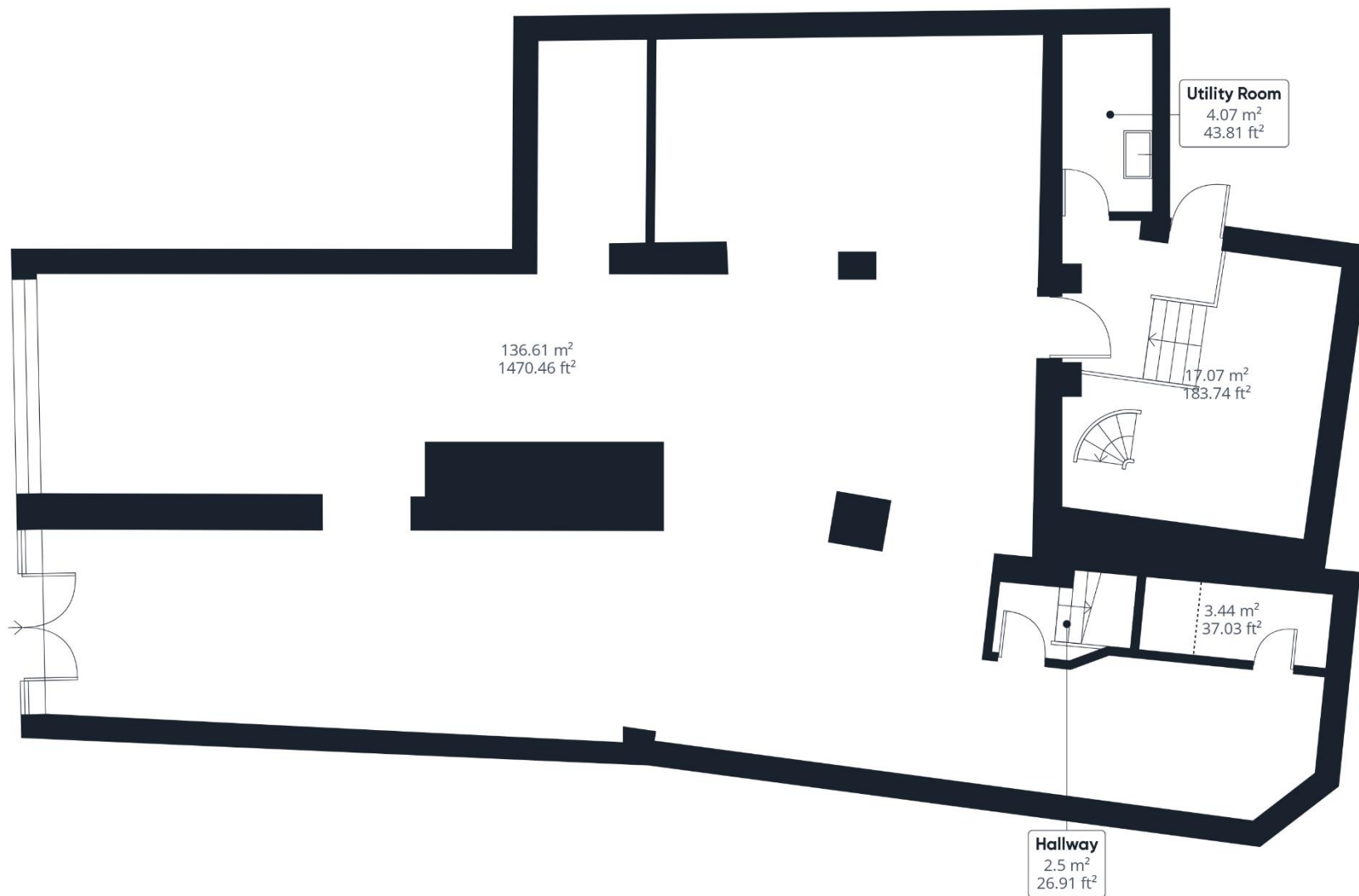
## COMMERCIAL ESTATE AGENTS PROPERTY CONSULTANTS

102-104 HIGH STREET  
CROYDON  
CR9 1TN  
**020 8688 8313**

10 WEST STREET  
EPSOM  
KT18 7RG  
**01372 740555**

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**Approximate total area<sup>(1)</sup>**

163.69 m<sup>2</sup>

1761.95 ft<sup>2</sup>

**Reduced headroom**

1.82 m<sup>2</sup>

19.56 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

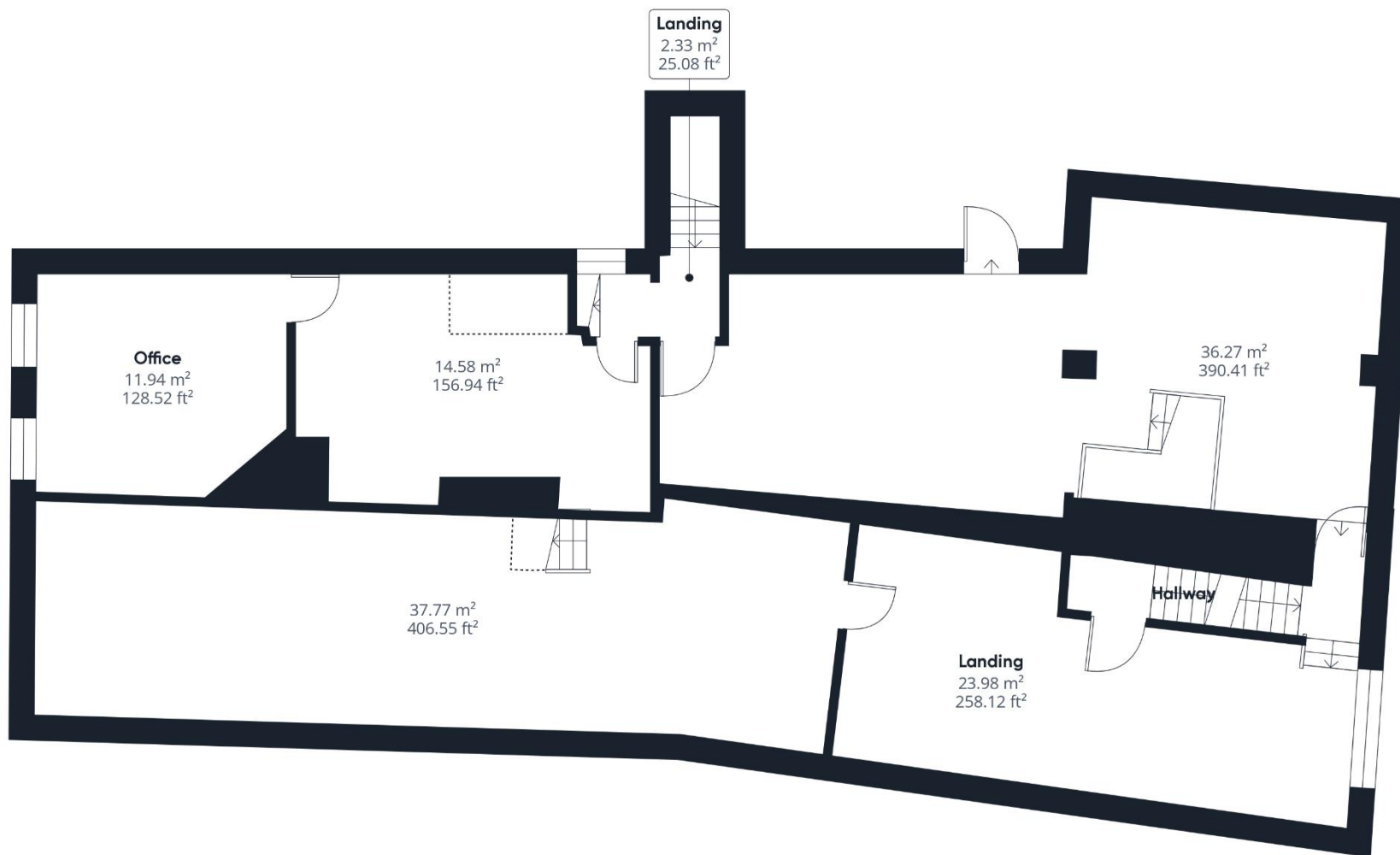
..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

128.1 m<sup>2</sup>

1378.86 ft<sup>2</sup>

**Reduced headroom**

2.14 m<sup>2</sup>

22.99 ft<sup>2</sup>

(1) Excluding balconies and terraces

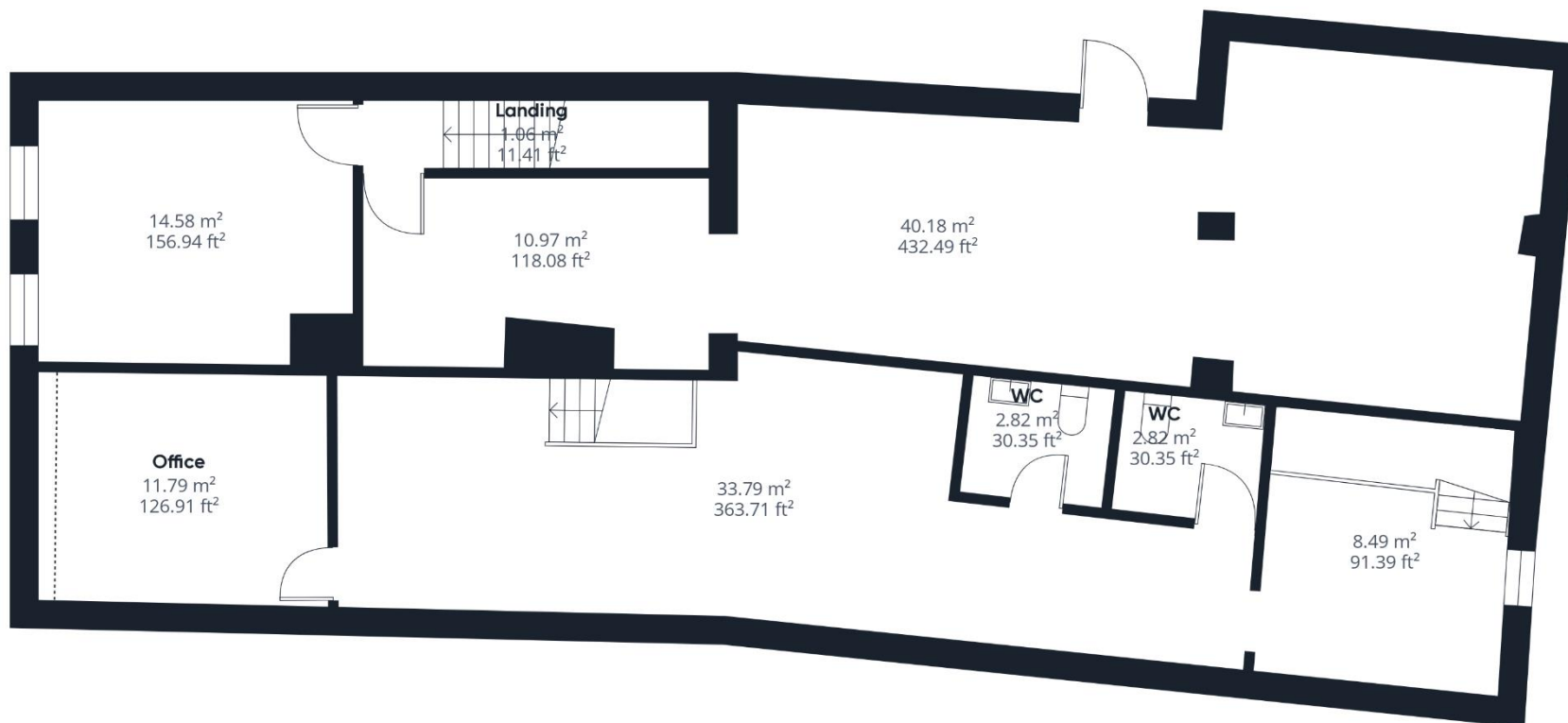
Reduced headroom

..... Below 1.5 m/5 ft

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**Approximate total area<sup>(1)</sup>**

126.5 m<sup>2</sup>  
1361.63 ft<sup>2</sup>

**Reduced headroom**

0.69 m<sup>2</sup>  
7.42 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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Floor 2

