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**PRIME COMMERCIAL UNIT**

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

20 George Street, Croydon, Surrey CR0 1PA  
£49,000 PER ANNUM

20 George Street, Croydon CR0 1PA

## TO LET

Approx 986 sqft–2,298 sqft (91.6–213.48 sqm)

### DESCRIPTION

Prime, central Croydon commercial unit situated in a popular town centre. The property benefits from a large useful basement with excellent head height.

Ground	986 sqft	91.6 sqm
Basement	1,312 sqft	121.88 sqm
TOTAL	2,298 sqft	213.48 sqm

### USE

From the 1<sup>st</sup> September 2020 the property will be classed under E (Commercial Business & Service) which permits a much wider variety of uses than would have previously been suitable for this property, to confirm if your business would be suitable please check the explanatory memorandum provided by The Government:

[https://www.legislation.gov.uk/ukxi/2020/757/pdfs/ukxiem\\_20200757\\_en.pdf](https://www.legislation.gov.uk/ukxi/2020/757/pdfs/ukxiem_20200757_en.pdf)

### RENT

£49,000 per annum exclusive.

### LEASE

The premises are available on a new FRI lease, for a period of years to be agreed.

### LOCATION

George Street links East Croydon (main station) and Croydon's retail centre and therefore benefits from a high, constant footfall.

George Street accommodates a vibrant mix of multiple and local retailers. Multiple retailers in the vicinity include the High Street Banks, Wetherspoons, Café Nero and Costa Coffee.

### RATES

Non-domestic uniform rates payable at 49.1p in the £ (2019/2020)

### LEGAL COSTS

Each party to bear their own legal costs.

### VIEWING

Strictly by appointment via sole agents Huggins Stuart Edwards.

### CONTACT

Michael Angus

Huggins Stuart Edwards – Croydon Office  
102 & 104 High Street, Croydon, CR9 1TN

T: 020 8688 8313

E: michael.angus@hsedwards.co.uk

### DATE

September 2020

### FOLIO NUMBER

161150 (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

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