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COMMERCIAL UNIT - TO LET

HS HUGGINS STUART
E EDWARDS

172 North End, Croydon, Surrey CR0 1UF
£35,000 PER ANNUM

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TO LET

Approx 540 - 833 sqft (50.14 - 77.38 sqm)

DESCRIPTION

This unit is situated next to West Croydon Station with a net frontage of roughly 4.7 metres. The unit benefits from a Kitchenette and WC.

Ground	540 sqft	50.14 sqm
First	293 sqft	27.24 sqm
TOTAL	833 sqft	77.38 sqm

USE

From the 1st 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

RENT

£35,000 per annum.

LEASE

New lease available for a term to be agreed.

LOCATION

The commercial unit is situated adjacent to West Croydon station (Zone 5) which offers Southern services to London Bridge and London Victoria as well as London Overground services.

Closeby is the proposed new Westfield shopping centre, a £1billion redevelopment by Hammerson and Westfield to deliver a mixed-use development combining retail, leisure and residential.

Croydon benefits from access from both West and East Croydon stations with extensive tram and bus links to London and easy access to the South via the A23/M23.

RATES

Rateable value: £26,000 (information taken from Valuation Office website).

Non-domestic uniform rates payable at 49.1p in the £ (2019/20). Small Business Rate Relief could be available. Subject to eligibility you could get a third off your rates bill.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by appointment through joint agents:

CONTACT

Huggins Stuart Edwards – Croydon Office
102- 104 High Street, Croydon, CR9 1TN
T: 020 8688 8313
E: croydon@hsedwards.co.uk

Grant Mills Wood – London

T: 020 7629 8501
E: Jonathanh@grantmillswood.com

DATE

September 2020

FOLIO NUMBER

164607 (CL)

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

APEX HOUSE
10 WEST STREET
EPSOM
KT18 7RG
01372 740555

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