



COMMERCIAL UNIT - TO LET

246 High Street, Croydon CR0 1NF

TO LET

Approx 577 sqft (53.60 sqm)

DESCRIPTION

The premises are arranged on ground and lower ground floors with carpeting throughout and suspended ceilings with fluorescent lighting. The property benefits from kitchen and internal WC's.

Ground	577 sqft	53.60 sqm
Lower	246 sqft	22.85 sqm
TOTAL	823 sqft	76.45 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/uksi/2020/757/pdfs/uksiem_20200757_en.pdf

RENT

Offers in the region of £17,000 per annum.

LEASE

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

LOCATION

The property is situated in a prominent location to the south of the town centre on a busy main High Street and is within walking distance of the town centre and there is off street parking in this part of the High Street. Nearby occupiers include Galicia restaurant, Tesco Express and Leon House opposite, a multi storey office building recently converted to 263 luxury one and two bedroom flats.

RATES

Rateable value: £12,250 (information taken from Valuation Office website).

Non-domestic uniform rates payable at 49.1p in the £ (2019/2020). 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 via sole agents Huggins Stuart Edwards.

CONTACT

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

T: 020 8688 8313

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DATE

September 2020

FOLIO NUMBER

171875 (CL)

SUBJECT TO CONTRACT

Important: See Disclaimer Notice below.



HUGGINS STUART EDWARDS

COMMERCIAL ESTATE AGENTS PROPERTY CONSULTANTS

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