

james ashley commercial
property consultants

246 High Street | Croydon | Surrey | CR0 1NF

PRIME SHOP WITH BASEMENT TO LET

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- ground floor & basememt
- 99.87 m^2 (1,075 ft^2) approx.
- new lease available
- 'e' use class
- rent: £24,500 per annum
- alternative uses considered - s.t.p.

DESCRIPTION

Prime mid terraced shop with a basement arranged on the ground floor as a large open plan sales area, with a rear fire exit. The basement comprises a large staff room, kitchen, shower and single WC.

We understand that the premises has an E Use Class. However, the landlord would consider alternative uses such as restaurant, medical, leisure, office or educational, subject to planning.

LOCATION

Situated in a prominent position on the High Street, between West Street and Meadow Stile, in Croydon town centre.

Neighbouring occupiers include; Domino's Pizza, Premier Convenience Store, Greggs, Sainsburys Local, Chicken Valley, Tops Pizza and Mail Boxes Etc, together with a good vibrant mix of other independent and local traders.

East Croydon mainline railway, tram and bus station is within walking distance, providing services to central London Victoria, London Bridge, Clapham, Brighton, Gatwick, Watford and Bedford. There are also buses serving the area located on the High Street.

ACCOMMODATION

Ground floor	55.74 m^2	600 ft^2	
Basement	44.13 m^2	475 ft^2	
TOTAL	**99.87 m^2**	**1,075 ft^2**	**N.I.A.**

TENURE

A new Full Repairing and Insuring Lease is available on terms to be agreed.

BUSINESS RATES & EPC

We understand that the current rateable value is £13,750 and the EPC rating is D. Contact Croydon Council on 020 8726 7000 to confirm what business rates might be payable.

By prior arrangement by contacting the landlords sole letting agents:

James Stefanopoulos or **Ashley Brudenell**





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