



jamescommercial
property consultants

380 London Road | West Croydon | CR0 2FU
LARGE PROMINENT SHELL UNIT TO LET

380 London Road | West Croydon | LARGE PROMINENT SHELL UNIT TO LET

- large new build unit
- 278.70 m² (3,000 ft²) approx
- all uses considered
- offered in shell & core
- new shop front
- rent: £49,500 per annum exclusive

DESCRIPTION

Prominent ground floor commercial unit, offered in shell and core, with services capped off and a new glazed shopfront. The premises have a good floor to ceiling height, with loading/unloading from Bensham Lane (side road).

We understand that the premises benefit from having 'Comminuty' and A1 (Retail) uses. Alternative uses such as A2 (Financial & Professional Services, B1 (Office), D1 (Training, Medical, Educational) or D2 (Gym, Yoga or Pilates) will be considered. The premises are not suitable for either a Children's Day Nursery, or Place of Worship.

LOCATION

Situated on the busy London Road (A305), on the corner of Bensham Lane in a prominent position. Neighbouring retailers include; Enterprise Car Rental, Debra, Tesco Express, Dominos Pizza, Paddy Power Bookmakers and Londis, as well as other local and independent retailers.

West Croydon National Rail mainline and London Overground stations are within walking distance, providing services into central London, East London and Gatwick Airport. There are also buses serving the area, located on London Road close to the premises.

ACCOMMODATION

Ground floor	278.70 m ²	3,000 ft ²	G.I.A.
--------------	-----------------------	-----------------------	--------

TERMS

A new Full Repairing and insuring lease is being offered, on terms to be agreed.

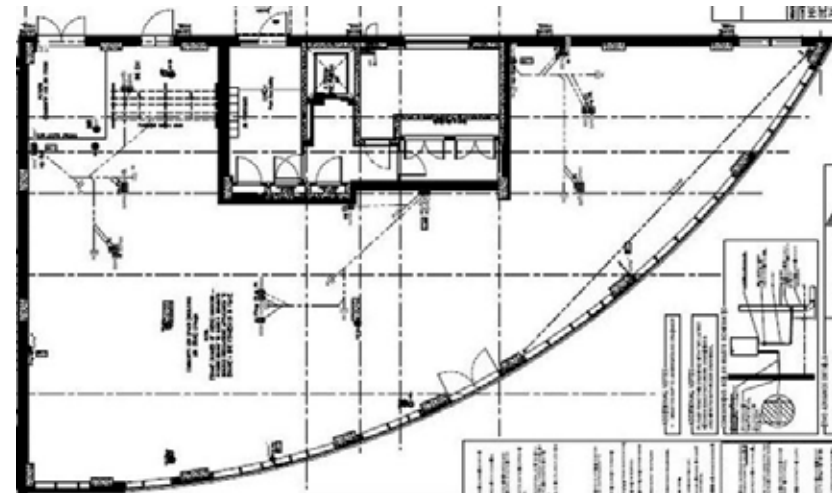
BUSINESS RATES

To be assessed. Please contact Croydon Council on 020 8726 6000 to enquire on what the rates payable might be.

VIEWING

By appointment only through sole agents, or contact us for a virtual tour.

James Commercial | info@jamescommercial.co.uk | 020 7127 8781



✉ info@jamescommercial.co.uk

☎ 020 7127 8781

jamescommercial.co.uk

James Commercial and any joint agents give notice that; 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and James Commercial have not tested any services, equipment or facilities. Interested parties must satisfy themselves by inspection or otherwise.