



**James ashley**  
**commercial**  
property consultants

90 High Street | Croydon | Surrey | CR0 1ND  
PRIME LOCK-UP SHOP TO LET

# 90 High Street | Croydon | Surrey | CR0 1ND | PRIME LOCK-UP SHOP TO LET

- ground floor
- 56.67 m<sup>2</sup> (610 ft<sup>2</sup> ft<sup>2</sup>) approx.
- new lease available
- 'e' use class
- rent: £20,000 per annum
- prime high street position

## DESCRIPTION

Prominent corner shop premises arranged on the ground floor as a front sales area, partitioned rear office/store room, kitchenette, part mezzanine loft storage and a single WC.

We understand that the premises have an 'E' Use Class, which includes; retail, leisure, medical, office and restaurant. Alternative uses will be considered, such as educational - subject to planning.

## LOCATION

Situated in a prominent position on the High Street, between Laud Street and The Croydon Flyover (A232), in Croydon town centre.

Neighbouring occupiers include; Domino's Pizza, Premier Convenience Store, Greggs, Sainsburys Local, Chicken Valley, Tops Pizza, Coughlans Bakery 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	56.67 m <sup>2</sup>	610 ft <sup>2</sup>	N.I.A.
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## TENURE

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

## BUSINESS RATES & EPC

We understand that the current rateable value is £14,500 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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