



107 High Street | Croydon | CR0 1QG | SHOP TO LET (FORMER HAIRDRESSERS)

- ground floor
- 55.74 m² (600 ft²) approx.
- new lease available
- 'e' use class
- rent: £25,000 per annum
- alternative uses considered

DESCRIPTION

Prime mid terrace shop premises currently arranged over the ground floor as a front open plan sales area with high ceilings, rear staff room/kitchen, 2 x WC's and a fire exit. The cellar is accessed via a trap door at the front, with a low ceiling height and not previously used.

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 corner position on the High Street, between Mason's Avenue and The Croydon Flyover (A232), in Croydon town centre.

Neighbouring occupiers include; Domino's Pizza, Premier Convenience Store, Greggs, Sainsbury's 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	N.I.A.
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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 £16,750 and the EPC rating is C. 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

