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7-11 High Street | East Croydon | CR0 1QB
LARGE SELF-CONTAINED BASEMENT TO LET

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- basement space to let
- 380.89 m² (4,100 ft²) approx.
- 'e' use class
- direct access from high street
- rent: £35,000 per annum
- alternative uses considered

DESCRIPTION

Self-contained basement accessed directly from the high street and with a rear fire exit. Currently arranged as various rooms, which include some structural columns and dividing walls (which have the potential to be opened up, to suit certain uses/businesses).

The floor to ceiling height is approximately 2.5m. Alternative uses will be considered, Subject to Planning. Most recently used as escape rooms and then for storage.

LOCATION

Situated in the centre of Croydon on the High Street, between George Street and Park Street. Neighbouring occupiers include; Daves Hot Chicken (opening soon), Nat West, Turtle Bay, Post Office, Pure Gym, Wetherspoon, Primark, Rawlings Opticians, Betfred, Foxtons and Timpson, together with a good mix of other independent and local traders.

Whitgift and Centrale Shopping centres and Grants entertainment centre are all close by, housing a vast variety of multiple national retailers, restaurants, bars and cinema.

East Croydon mainline railway and Tramlink (George Street & Church Street) are within walking distance, providing services to central London, Clapham, Brighton, Gatwick, Bedford, Wimbledon and Beckenham. There are also various buses serving the area located on High Street and on Park Street nearby.

ACCOMMODATION

Basement	380.89 m ²	4,100 ft ²	G.I.A.
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TENURE

A new full repairing and insuring lease is being offered, on terms to be agreed.

BUSINESS RATES

The basement will have to be re-assessed. Please contact Croydon Council on 020 8726 7000 to request what the amount payable per annum might be.

VIEWING

Strictly by appointment only through retained landlords agents: -

James Stefanopoulos or Ashley Brudenell

