



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

66 Church Street | Croydon | Surrey | CR0 1RB  
ENTIRE BUILDING TO LET/FOR SALE

# 66 Church Street | Croydon | CR0 1RB | ENTIRE BUILDING TO LET/FOR SALE

- ground, mezzanine, first & second floors
- 191.37 m<sup>2</sup> (2,060 ft<sup>2</sup>) approx.
- 'e' use class (former chemists)
- rent: £45,000 per annum exclusive
- price: £600,000 freehold
- development potential/investment opportunity

## DESCRIPTION

Mid terrace ground floor shop currently arranged as a front sales area, consulting room, prep area and rear store. The upper floors are accessed internally, providing a rear mezzanine store room and WC, with first and second floor office/consulting rooms.

We understand that the premises have an 'E' Use Class, which includes retail, restaurant, leisure and offices. Alternative uses will be considered, such as educational, etc. There is potential to convert the upper floors ancillary offices into residential use - Subject to Planning.

## LOCATION

Situated in a prominent position on Church Street, between Drummond Road and Frith Road in Croydon old town. Neighbouring occupiers include; Lidl, McDonalds, Argos, Poundstretcher, Sam Pound Stores, Shoezone, St Christopher's, Burger King, Hewitts, Paddy Power, Specsavers, KFC, Subway, Pure Gym, Savers and Poundland, together with a good vibrant mix of other independent and local traders.

East Croydon mainline railway, bus and tram stations are within walking distance, providing

services to central London, Clapham, Brighton, Gatwick, Bedford and Beckenham. There is also a tramstop (Church Street) near the premises heading south west towards Wimbledon.

## ACCOMMODATION

Ground floor	116.13 m <sup>2</sup>	1,250 ft <sup>2</sup>	
Mezzanine	7.89 m <sup>2</sup>	85 ft <sup>2</sup>	
First floor	31.12 m <sup>2</sup>	335 ft <sup>2</sup>	
Second floor	36.23 m <sup>2</sup>	390 ft <sup>2</sup>	
TOTAL	191.37 m <sup>2</sup>	2,060 ft <sup>2</sup>	N.I.A.

## TENURE

A new Full Repairing and Insuring lease is being offered, on terms to be agreed. Alternatively, the Freehold is available for sale, with full vacant possession.

## BUSINESS RATES

We understand that the rateable value is currently £21,750. Contact Croydon Council on 020 8726 6000 to confirm what amount is payable.

## VIEWING

By prior appointment by contacting the vendors joint sole letting/selling agents: -

**James Stefanopoulos** [js@james-ashley.co.uk](mailto:js@james-ashley.co.uk)

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