# TO LET

## 102C Drummond Road, Croydon CR0 1RD



**A highly visible shell and core commercial space**

A highly visible shell and core commercial space occupying a prominent corner position to let under a new lease.

**TO LET**
**£17,500**
**per annum exclusive**


hnf Property

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## Description

The property comprises a commercial unit occupying a visible corner position available as a new shell and ready for a tenant's fit-out. The property has glazed frontages, solid floors and high ceilings. The property provides flexible accommodation suitable for a variety of businesses.

## Location

The property is situated fronting Drummond Road, close to is junction with Church Street and Reeves Corner, close to the centre of Croydon and very close to a nearby tram stop. Bus routes also service the vicinity, and the property is within walking distance of all the services provided by Croydon town centre. There are significant amounts of inward investment into the town centre with numerous residential and commercial developments including the subject property. The commercial unit is considered suitable for a wide variety of uses and is able to service an extremely densely populated residential catchment.

## Accommodation

| | |
|---|---|
| **Gross frontage** | 4.2m (14ft) |
| **Internal width** | 4.2m (14ft) |
| **Max shop depth** | 9.3m (30ft) |
| **Gross internal area** | 39m2 (420ft2) |

## Tenure

The property is to be offered by way of a new lease, the length of which is to be negotiated.

## EPC

The property has an EPC rating of 81 within Band D.





## Rent

An initial rent of **£17,500** (Seventeen thousand, five hundred pounds) **per annum exclusive** is sought.

## Business Rates

The property has undergone reconfiguration therefore re-rating will be required.

## VAT

We are advised that the property is elected to VAT therefore VAT will be charged on rent and other sums then go live.

## Use / Planning

We understand that the premises falls within class E of the town and country planning use classes order. The property is considered suitable for a variety of uses including retail, office, leisure and medical and quasi medical.

**Interested parties should make enquiries of the local authority in respect of their intended use prior to offer.**

### Contact

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