TO LET

220 High Street, Croydon CR0 1NE

A highly visible ground floor class E corner premises to let under a new lease

A highly visible ground floor class E corner premises with extraction (not tested) and a courtyard available to let under a new lease.

RENT

£17,000

per annum exclusive

hnf Property

0208769 0161

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Description

The premises comprises a ground floor former bakery occupying a prominent corner position on High Street, Croydon. Currently partitioned as a sales area, the property benefits from a return frontage enhancing the properties visibility, roller shutters, air conditioning (not tested) and extraction (not tested). The property was most recently used as a bakery but is considered suitable for a variety of uses within class E.

Location

The property is situated fronting the High Street, a bus route and through road from Central Croydon leading onto the A235 Brighton Road into Purley. The location benefits from heavy vehicular traffic and moderate pedestrian footfall. There are temporary parking bays along the High Street promoting quick stop trade. The property is situated 0.6 miles from South Croydon mainline station. The local area is a densely populated residential catchment which the property is able to service.

Accommodation

Frontage	3.0m (10ft) approximately
Splay frontage	2.2m (7ft) approximately
Return frontage	6.0m (20ft) approximately
Internal width	5.237m (17ft) approximately
Maximum depth	9.078m (30ft) approximately
Sales area	47.54m2 (511 ft2) approximately
WC	

Tenure

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

Rent

An initial rent of **£17,000** (Seventeen thousand pounds) **per annum exclusive** is sought.

EPC

The property has an EPC rating of 32 within band B.

tasty fresh, naturally
panini
freshly made to order.

panini

Business Rates

The property has a rateable value of £14,500.

Interested parties should make enquiries of the local authority with regards to their rates payable.

VAT

All capital figures quoted are exclusive of VAT.

Use / Planning

We understand that the property currently falls within class E of the current town and country planning use classes order.

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

Contact

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