



1 Drummond Road, Croydon, CR0 1TT

A ground floor shop fronted premises to let under a new lease.

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Rent: £10,000 per annum exclusive

LOCATION: - The property is situated close to the junction of the pedestrianised section of North End in the heart of Croydon's retail centre. The property is within a stone's throw of multiple retailers, such as JD Sports, Vodafone, Greggs, Vision Express, Holland & Barrett, and a variety of independent traders. The property is within walking distance to both East and West Croydon stations. Access is also available to the tram link and numerous bus routes.

DESCRIPTION: - The property comprises a ground floor shop fronted unit. The property is currently partitioned as a sales area and rear ancillary. There is a WC. There are manually operated roller shutters to the front of the premises. The property is considered suitable for a variety of uses within Class E such as retail, offices and quasi-medical.

ACCOMMODATION: -

Gross frontage 4.435m (15ft)
Internal width 4.435m (15ft)
Maximum depth 4.381m (14ft)
Sales area 19.429m² (209ft²)
Rear ancillary 8.650m² (93ft²)
WC

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

USE/PLANNING: - We understand the property currently falls within Class E of the current Town and Country Planning (Use Classes) Order and would suit a variety of uses.

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

RENT: - An initial rent of £10,000 (Ten thousand pounds) per annum exclusive is sought.

BUSINESS RATES: - The property has a rateable value of £6,800. Enquiries should be made of the Valuation Office Agency in regard to the rates payable.

www.tax.service.gov.uk/business-rates-find/search

EPC RATING: - The property has an EPC rating of 75 within Band C.

VAT: - We understand that the property is elected to VAT.

VIEWINGS: -Viewings by prior arrangement – please telephone 0208 681 2000.

020 8769 0161

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Viewings by prior arrangement - call our team for more information.

HNF Property for themselves and for the vendors or lessors of this property whose agents they are give notice that:
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Date: 23/09/2025



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