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VAPE  KING

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quoting location
19669
Max stay 2 hours

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212

www.vapekinglounge.com

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withdrawals

210A

212 High Street, Croydon, CR0 1NE

Small prominent shop to let fronting High Street, Croydon set amongst large office buildings and a variety of other retail and available under a new lease

020 8681 2000

info@hnfproperty.com



specialist advice on all property matters

212 High Street, Croydon, CR0 1NE

£14,000 Leasehold

LOCATION: - The property is situated fronting High Street, Croydon to the south of the town centre fronting a busy thoroughfare and bus route.

The property shares the vicinity with some very large office occupiers together with a variety of other retail and a good deal of residential.

The property is within walking distance of the town centre and there are short term car parking bays all along the lower part of the High Street which encourages quick- stop trade to the area.

DESCRIPTION: - The property comprises a small ground floor lock-up shop most recently used by a vape business and considered suitable for a variety of uses.

The property has an attractive shop front set behind electric security shuttering, high ceilings, a small kitchenette and an internal WC.

ACCOMMODATION:

Gross Frontage	4.4m
Internal Width	4.39m
Shop Depth	7.93m (max)
Sales Area	32.59m ² (350ft ²) approx.
Kitchenette	2.66m ² (29ft ²) approx.
Internal WC	

USE/PLANNING: - We understand the property currently falls within Class A1 (General Retail) of the current Use Classes Order and would suit a variety of trades.

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

RENT/PRICE: - An initial rent of £14,000 per annum exclusive is sought.

BUSINESS RATES: - The property has a ratable value of £10,250. Interested parties should contact the local authority to confirm the rates PAYABLE.

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

EPC RATING: - The property has an Energy Performance Certificate rating of 81 within Band D Rating

VAT: - All rental and capital figures quoted within these details are exclusive of V.A.T. unless otherwise stated.

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

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Viewings by prior arrangement - call our team for more information

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