



295 High Street, Croydon, CR0 1QL

A highly visible ground floor lock up shop in a central location to let under a new lease.

020 8681 2000

info@hnfproperty.com



specialist advice on all property matters

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Rent: £13,000 Per Annum Exclusive

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 passing vehicular traffic and moderate pedestrian foot-flow which is particularly heavy during rush hour periods. There are traffic lights in front of the parade which increases visibility to the premises. Across the road there are temporary parking bays promoting quick-stop trade. The property is 0.5 miles from South Croydon mainline station and 0.8 miles to East Croydon mainline station. The surrounding area is a densely populated residential catchment that the property is able to service.

DESCRIPTION: - The property comprises a ground floor lock-up shop. The property has an aluminum shop front and a visible frontage. The premises is currently partitioned a sales area with a WC to the rear. The property has most recently used as a tailoring shop however is considered suitable for a variety of uses within class E.

ACCOMMODATION: -

Gross frontage 4.6m (15ft) approx.
Internal width 4.6m (15ft) reducing to 2.4m (8ft) approx.
Shop depth 10.468m (34ft) approx.
Gross internal area 36.368m² (394ft²) approx.
WC

USE/PLANNING: - The property is believed to fall within Class E of the current Town and Country Planning (Use Classes) Order.

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

RENT: - £13,000 per annum exclusive.

BUSINESS RATES: - The property will have a ratable value of £11,750 as of 1st of April 2026. 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 EPC rating of 81 within Band B.

VAT: - All capital figures quoted are exclusive of VAT.

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

020 8769 0161

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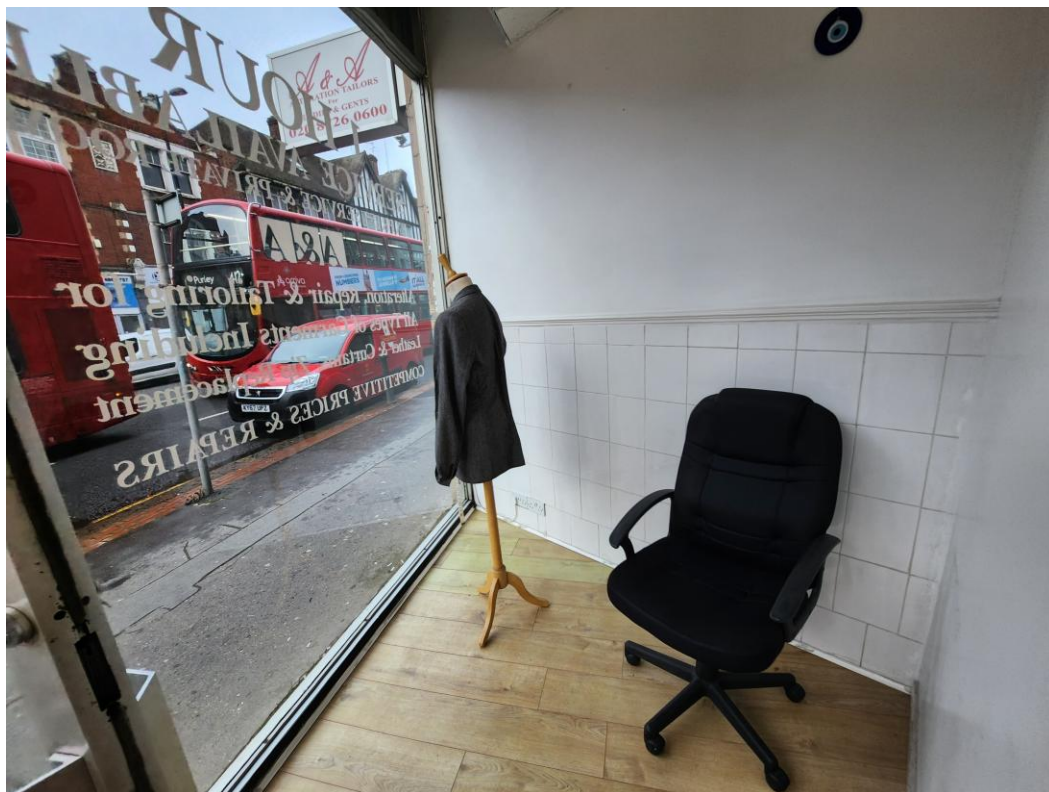
Viewings by prior arrangement - call our team for more information.

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9th February 2023



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