



3-5 High Street, Croydon, CR0 1QB

A prime ground floor shop fronted unit and storage basement to let in a prime location adjacent to NatWest and Five Guys.

020 8681 2000 | info@hnfproperty.com



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Rent: £50,000 (fifty thousand pounds) p.a.x.

LOCATION: - The subject property is situated fronting the High Street in Croydon to the south of North End, the heart of Croydon's retail centre. The subject property is neighboured by NatWest and Five Guys and shares the vicinity with other multiples such as Barclays Bank, Primark, and Vue Cinema. The high street is a heavily pedestrianised area, and the local area is a densely populated residential catchment that the property is able to service.

DESCRIPTION: - The property comprises a ground floor shop fronted premises with basement stores in the heart of Croydon's main shopping district. The property benefits from a highly visible double frontage. The property further benefits from basement stores that could be used for the storage of stock. The property was most recently used as a retail shop but is considered suitable for a variety of uses.

ACCOMMODATION: -

Gross frontage	7.8m (25ft)
Internal width	7.8m (25ft)
Maximum shop depth	22m (72ft)
Sales Area	125m ² (1,350ft ²)
Basement Stores	76m ² (820ft ²)

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 (Retail / Office) 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 £50,000 (fifty thousand pounds) per annum exclusive is sought.

BUSINESS RATES: - The premises is to be reassessed. Enquiries should be made of the Valuation Office Agency in respect of the rates payable.

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

EPC RATING: - The property has an EPC rating of 52 within Band C.

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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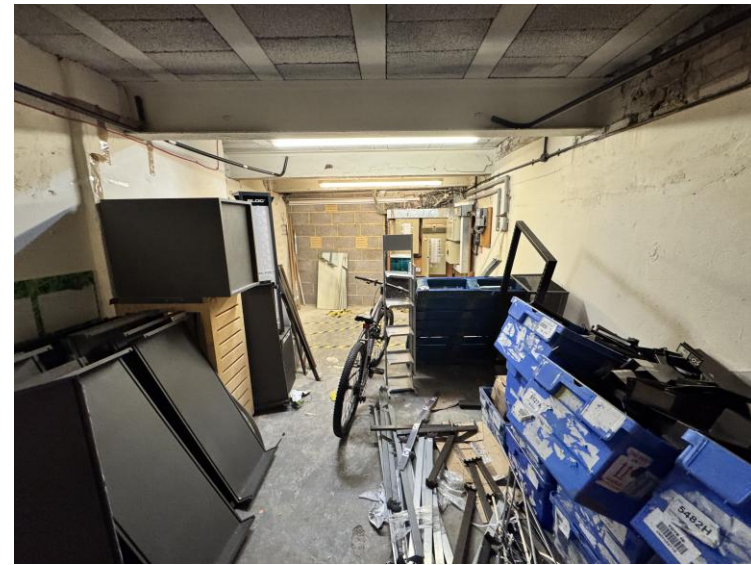
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25th September 2025



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