



40 London Road, West Croydon, CR0 2TA

Extremely well positioned 1,200 sqft Class A1 retail shop TO LET

020 8681 2000

info@hnfproperty.com



specialist advice on all property matters

40 London Road, West Croydon, Surrey, CR0 2TA

£36,000 Leasehold

LOCATION: - The property is situated fronting London Road, close to West Croydon mainline station in an area of exceptionally high pedestrian footfall. The property shares the vicinity with a mixture of multiple and more local traders with major occupiers including H&T Pawnbrokers, Ladbrokes, Greggs, Post Office, Pizza Hut, Cash Convertors and Sainsburys and KFC to name a few. There are numerous bus stops in the immediate vicinity which enhance pedestrian footfall and the proximity of West Croydon station and the nearby bus terminus also increases pedestrian activity. London Road is a continuation of North end, which is the main retail road for Croydon and the property is considered suitable for a wide variety of businesses as a result.

DESCRIPTION: - The property comprises a mid-terraced ground floor lock-up shop with a good frontage onto London Road. The property comprises of approximately 1,200ft² of useable retail space and was previously occupied by a ladies cosmetic/hair suppliers thus lending itself to a multitude of retail uses. The property has an aluminum shop front, a suspended ceiling with insert lighting and good quality tiled flooring. To

the rear of the shop is a small kitchenette and WC

ACCOMMODATION:

Internal frontage 4.96m (15.6ft)
Front shop depth 22.6m (74.2ft)

Total Sales area 107.9m² (1,158.2ft²)

Small Kitchen area & WC

USE/PLANNING: - We understand the property currently falls within Class A1 (Retail) of the current Use Classes Order and would suit a variety of retail 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 £36,000 per annum exclusive is sought.

BUSINESS RATES: - The property has a ratable value of £26,250.00 Interested parties should contact the local authority to confirm the rates PAYABLE. www.tax.service.gov.uk/business-rates-find/search

EPC RATING: - The EPC has been commissioned and the details will be updated in due course.

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



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info@hnfproperty.com

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