



CLASS E UNIT TO LET IN CROYDON

**57-59 WHITEHORSE ROAD,
CROYDON, SURREY, CR0 2JG**

Location:

The subject property occupies a prominent position on the West side of the busy Whitehorse Road, located between central Croydon and Thornton Heath. West Croydon Station (National Rail and Overground Services) is located a short walk from the property. The property is also well served by local bus routes.

Nearby occupiers predominantly consist of well-established independent operators.

Accommodation:

The unit is arranged over Ground Floor only and has the following approximate gross internal areas:

Ground Floor: 1,141 sq. ft. (106 m²)

Use:

The subject premises benefits from Class E planning consent. Alternative uses may be considered subject to planning.



Rent:

£28,000 per annum exclusive.

Lease:

The premises are available by way of a new 10/15 year full repairing and insuring lease subject to 5 yearly upwards only rent reviews.

Rates:

Interested parties are advised to make their own enquiries directly with the Local Authority.

Legal Costs:

Each party to bear their own legal costs.

Viewings:

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Location Map:

