



FREEHOLD FOR SALE

HS HUGGINS STUART
EDWARDS

102-104 High Street, Croydon, CR9 1TN
£1.45M FREEHOLD

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FOR SALE- DUE TO RELOCATION

Approx 5,292 sqft (491.64 sqm) GIA

DESCRIPTION

Opportunity to acquire a substantial freehold building with development potential, subject to planning, in Croydon town centre. The property is arranged as offices over 3 storeys, with a large full height basement. Planning was previously obtained for an additional floor of offices in 2019.

Basement	1,011 sqft	93.93 sqm
Ground Floor	1,441 sqft	133.87 sqm
1 st Floor	1,420 sqft	131.92 sqm
2 nd Floor	1,420 sqft	131.92 sqm
TOTAL GIA	5,292 sqft	491.64 sqm

PRICE

£1.45m subject to contract only.

TENURE

Freehold with full vacant possession.

LOCATION

Centrally located close to the Croydon Flyover the property is surrounded by a variety of businesses including retail, restaurants, offices, and other traders. East & West Croydon Stations are approximately 10 minutes walk away and the property is well served by

local bus routes. The nearest tram stop on George Street is a 5 minute walk away.

PLANNING HISTORY

Further details can be found at Croydon Council's Planning portal: Application Ref: 19/04531/FUL

RATES

Ground Floor & Basement: RV £14,250

1st Floor RV: £12,250

2nd Floor RV: £9,200

EPC

D-79

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by appointment via sole agents Huggins Stuart Edwards.

CONTACT

Huggins Stuart Edwards – Michael Angus

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DATE

June 2025

FOLIO NUMBER

30296

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

10 WEST STREET

EPSOM

KT18 7RG

01372 740555

102-104 HIGH STREET

CROYDON

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