



**CLASS E UNIT TO LET**

**HS** HUGGINS STUART  
**EDWARDS**

91-101 High Street Croydon, CR0 1QF  
£85,000 PAX

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## TO LET

Approx 3,262 sqft (302.77 sqm) internal area.  
plus Covered Yard of 1,048 sqft (97.45 sqm).

### DESCRIPTION

Rare opportunity to occupy an extensive ground floor Class E premises which has undergone significant refurbishment. Situated in a prominent corner position on Croydon High Street. The property has most recently been used by an Electric Vehicle retailer and benefits from a large ground floor area, return frontage on both sides of the property, electric roller shutters, air-conditioning and male & female WCs. A covered, gated, yard area to the rear currently provides parking/ storage with separate shower facilities. The property would suit a variety of users under Class E, including, retail, office, medical and restaurant.

Ground Floor	3,107 sqft	288.65 sqm
1 <sup>st</sup> Floor Office	155 sqft	14.40 sqm
TOTAL	3,262 sqft	303.05 sqm
Covered Yard	1,048 sqft	97.45 sqm

### RENT

£85,000 per annum exclusive plus VAT.

### LEASE

New Full repairing and insuring lease. Terms to be agreed.

### LOCATION

Situated in a prominent corner position on the High Street the property is flanked on either side by Fell Road and Eridge Road. Centrally located beneath the Croydon

Flyover the property is surrounded by a variety of businesses including retail, restaurants, offices, and other drinking establishments. 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.

### RATES

Rateable value: £55,000 (from April 2026). Rates payable at 43p in the £ (2026-27) for RHL occupiers. 48p in the £ for non RHL occupiers.

### EPC

D-77 (Expires October 2033)

### VIRTUAL TOUR

Coming soon...

### LEGAL COSTS

Each party to bear their own legal costs.

### VIEWING

Strictly by appointment via sole agents Huggins Stuart Edwards.

### CONTACT

Huggins Stuart Edwards – Croydon Office  
102- 104 High Street, Croydon, CR9 1TN  
T: 020 8688 8313  
E: [croydon@hsedwards.co.uk](mailto:croydon@hsedwards.co.uk)

### DATE

February 2026

### FOLIO NUMBER

30335

### SUBJECT TO CONTRACT

**Important: See Disclaimer Notice to the Right.**



**HUGGINS STUART  
EDWARDS**

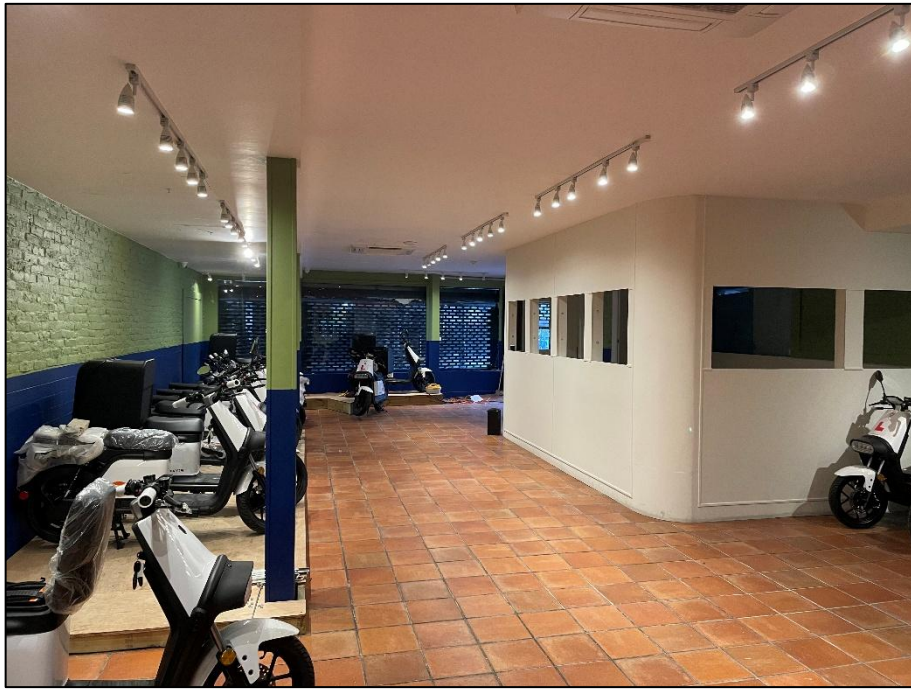
**COMMERCIAL ESTATE AGENTS  
PROPERTY CONSULTANTS**

102-104 HIGH STREET  
CROYDON  
CR9 1TN  
**020 8688 8313**

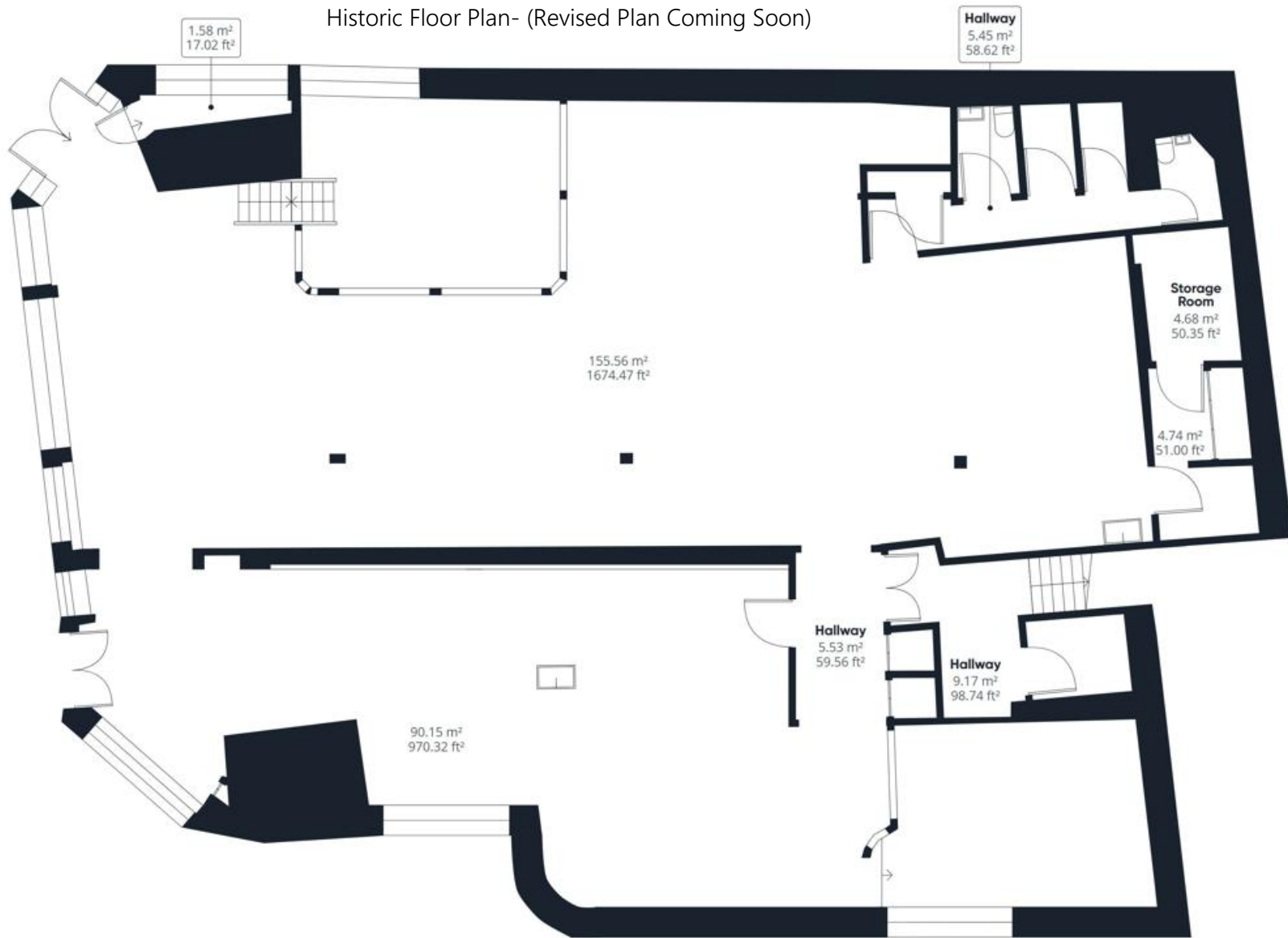
10 WEST STREET  
EPSOM  
KT18 7RG  
**01372 740555**

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[www.hsedwards.co.uk](http://www.hsedwards.co.uk)



Historic Floor Plan- (Revised Plan Coming Soon)



Approximate total area<sup>(1)</sup>

289.69 m<sup>2</sup>  
3118.17 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

Ground Floor

Historic Floor Plan- (Revised Plan Coming Soon)



Floor 1



Approximate total area<sup>(1)</sup>

147.59 m<sup>2</sup>  
1588.63 ft<sup>2</sup>

(1) Excluding balconies and terraces

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