



PUB/EVENT SPACE TO LET

**1st Floor, The Tree House, 78 South End,
CR0 1DP**

TO LET

Approx 2,240 sqft (217.26 sqm)

DESCRIPTION

Opportunity to occupy the self-contained 1st floor above the prominent Tree House Pub in South End. The property provides ample open plan space with bar, kitchen, WCs and private ground floor entrance. The property would be ideal as an events space, tap room, or an ancillary restaurant subject to consents.

Ground Floor	226 sqft	21.00 sqm
1 st Floor	2,013 sqft	196.26 sqm
TOTAL	2,240 sqft	217.26 sqm

RENT

£25,000 per annum exclusive.

LEASE

Available by way of a new sublease for a term not exceeding 5 years. Sub-lease to exclude security of tenure.

USE

Suis Generis- Public House

EPC

C-61 (Expires 2035)

LOCATION

The Tree House occupies a prominent corner position on South End at the junction with Southbridge Road in Croydon's popular 'restaurant quarter'. South Croydon Station is approximately 10 minutes walk away and central Croydon less than 15 minutes walk away.

RATES

Currently assessed as part of the ground floor and would potentially need to be reassessed on completion. RV of whole currently £51,000. RHL occupiers pay 43p in the £.

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
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DATE

July 2026

FOLIO NUMBER

30369

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

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