



james ashley
commercial
property consultants

7 Exchange Square | Croydon | Surrey | CR0 1TR
COMMERCIAL UNIT TO LET

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- ground floor
- 155.14 m² (1,670 ft²) approx.
- 'e' use class
- new lease available
- rent: £37,500 per annum
- alternative uses considered - s.t.p.

DESCRIPTION

Mid terrace commercial unit previously forming part of Spy Missions (now occupying the basement only), comprising a large open plan area (approx. 2.45m height) , kitchen, staff WC, customer Male & Female WC's and a store room.

We understand that the premises have an 'E' Use Class, which includes; retail, restaurant (with 'Reco' only), leisure, medical and office. Alternative uses will be considered.

LOCATION

Situated on Exchange Square, near Surrey Street Market and between the High Street and Church Street, in the centre of Croydon.

Neighbouring occupiers include; Nuffield Health, Spy Missions, KFC, Specsavers, Snappy Snaps, Dabners, Iceland, Crispy Dosa, Savers, Pure Gym, Toni & Guy, Nandos, Subway, together with a good mix of other independent and local traders.

East Croydon mainline railway, tram and bus station is within walking distance, providing services to central London Victoria, London Bridge, Clapham, Brighton, Gatwick, Watford and Bedford. There are also buses serving the area located on the High Street nearby.

ACCOMMODATION

Ground Floor	155.14 m ²	1,670 ft ²	N.I.A.
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TENURE

A new Full Repairing and Insuring lease is being offered, on terms to be agreed.

BUSINESS RATES

The rateable value will need to be re-assessed. Please contact Croydon Council on 020 8726 7000 to request what the amount payable per annum might be.

VIEWING

By prior appointment by contacting the landlords sole letting agents:

James Stefanopoulos or Ashley Brudenell

