



kearney bell

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CROYDON – 12 NORFOLK HOUSE, WELLESLEY ROAD

COMMERCIAL UNIT TO LET

LOCATION

Norfolk House consists of over 20 retail units and benefits from frontages to both Wellesley Road and George Street. East Croydon Station and Boxpark Croydon are also located in close proximity on George Street.

The subject unit is located in a busy location close to the Wellesley Road/George Street crossing.

Tenants in the parade include **Moss, Travelodge, Warhammer, Subway, Greggs and Wendy's.**

ACCOMMODATION

The premises provide the following approximate net internal floor areas:

Ground floor	94.6 sq m	1,018 sq ft
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RENT

£27,500 pa. The rent will be subject to VAT.

TENURE

The property is available on a new effectively full repairing and insuring lease for a term to be agreed and with rolling mutual break clauses thereafter. The lease is to be outside the Act.

USE

Class E

SERVICE CHARGE

Approximately £2,500 per annum for the s/c year ending 24th March 2026. Figures for the 26/27 year are awaited.

COSTS

Each party is to be responsible for their own professional costs incurred in the transaction.

RATES

Rateable value (from 1st April 2026) £28,500

Interested parties should make their own enquiries via the local authority.

PLAN

Available on request.

EPC

Energy Rating C57 valid until 4th February 2033. Full report available on request.

INSPECTIONS

Viewing by appointment with:

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