



CLASS E UNIT TO LET

85 Church Street, Croydon, CR0 1RN

TO LET

Approx 1,536 sqft (142.70 sqm)

DESCRIPTION

Well-presented double fronted retail/Class E unit available to let in Croydon Town Centre. The property has been divided with temporary partitioning, which could be removed or altered to suit occupier requirements. The property benefits from electric roller shutters, WC, Kitchen area, LED lighting, tile flooring and a secure door entry system.

Retail	1,536 sqft	142.70 sqm
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RENT

£39,000 per annum exclusive.

LEASE

New lease. Terms to be agreed.

LOCATION

The property is situated in a busy location on Church Street, which is home to a number of national occupiers, including McDonalds, Lidl, Argos & Savers, amongst others. Church Street is a high footfall area within the town centre and the Church Street Tramlink opposite the property provides regular services to Wimbledon, New Addington, Elmers End & Beckenham. Ample customer parking is available at the nearby Surrey Street Car Park, the Centrale Centre and Wandle Road.

VIRTUAL TOUR LINK

<https://tour.giraffe360.com/2bdd473240ea472ab03805c4c55efcd2>

RATES

Rateable value: £34,000 Rates payable at 38.2p in the £ (2026/27) for RHL occupiers or 43.2p in the £ for non-RHL occupiers.

EPC

C-60 (expired) New EPC in the course of preparation.

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
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DATE

September 2026

FOLIO NUMBER

30378

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

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Approximate total area⁽¹⁾

138.3 m²
1489 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

