



**TRIPLE FRONTED SHOP TO LET**

**HS HUGGINS STUART EDWARDS**

**6-10 Brighton Road, South Croydon, CR2 6AA  
£45,000 PER ANNUM EXCLUSIVE**

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6AA

## TO LET

Approx 2,778 sqft (258.04 sqm)

### DESCRIPTION

Rare opportunity to occupy a large triple fronted retail unit in a prominent position on Brighton Road in South Croydon. The property benefits from substantial glazed frontage providing excellent display, a large open plan sales area, rear storage, WC, and rear access. The property has potential to be divided into smaller units if desired and is suitable for a variety of occupiers under Class E (Commercial Business & Service)

Retail Area	2,552 sqft	237.06 sqm
Storage	226 sqft	20.98 sqm
TOTAL	2,778 sqft	258.04 sqm

### RENT

£45,000 per annum exclusive

### LEASE

New lease. Terms to be agreed.

### LOCATION

Situated on the West side of Brighton Road close to the junction with Warham Road and Selsdon Road. Nearby occupiers include Tesco Express, Natwest Bank an Alphega Pharmacy and Co-Op funeral care.

Limited on-street parking is available in Selsdon Road and Nottingham Road adjacent to the Whitgift School playing fields. Brighton Road is a major thoroughfare between Croydon town Centre & the M23 junction 8 which is 6.5 miles away. South Croydon train station is approximately 7 minutes walk away providing regular rail services.

### RATES

Rateable value: £32,500. Rates payable at 49.9p in the £ (2022/23)

### 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  
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### DATE

October 2022

### FOLIO NUMBER

30156

### SUBJECT TO CONTRACT

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



**HUGGINS STUART  
EDWARDS**

**COMMERCIAL ESTATE AGENTS  
PROPERTY CONSULTANTS**

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