



TO LET

RETAIL – 2,515 SQ FT (233.65 SQ M)
23 GEORGE STREET, CROYDON CR0 1LA

DESCRIPTION

A retail unit arranged over basement, ground, first, second and third floors. The property is suitable for a number of Class E uses.

LOCATION

The subject property is situated on popular George Street, benefitting from high footfall as it is the main pedestrian route from East Croydon station to the shopping core of Croydon. There is also a Tram stop close to the property. Traders nearby include Primark, Santander, Five Guys, Taco Bell, Caffè Nero and Kokoro.

ACCOMMODATION (NET INTERNAL AREA)

	SQ FT	SQ M
BASEMENT	333	30.97
GROUND	632	58.70
FIRST	827	76.85
SECOND	574	53.29
THIRD	149	13.83
TOTAL	2,515	233.65

OPPORTUNITY

- Arranged over ground, basement and upper floors
- High footfall location
- Main pedestrian route from East Croydon station to central Croydon
- Suited to a range of Class E uses

RENT

£45,000 Per Annum.

RATES

The current Rateable Value of the property is £50,000.

VAT

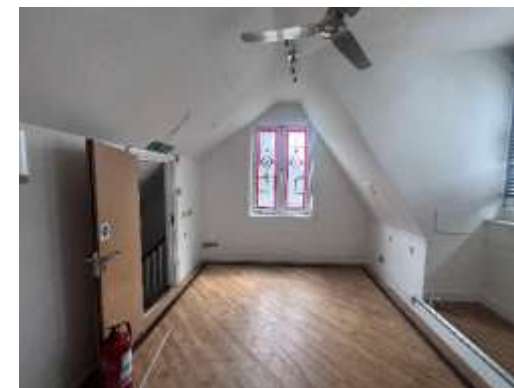
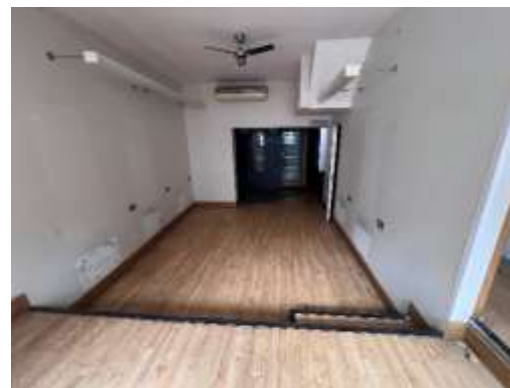
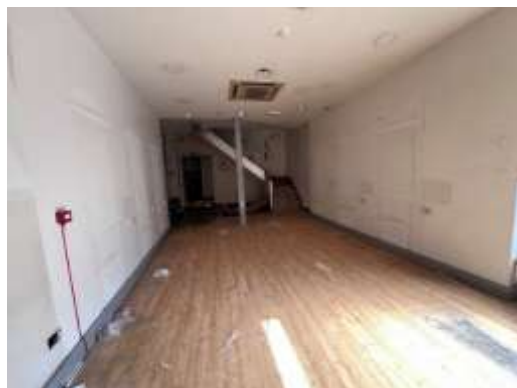
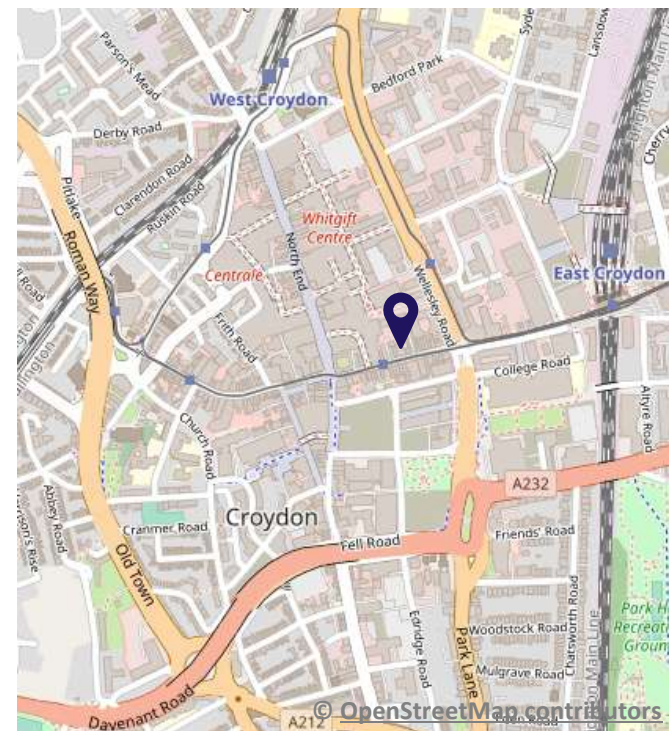
VAT is applicable on the quoting terms.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

The property has an EPC rating C.



VIEWINGS – 020 8662 2700

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