

MAKING  
PROPERTY  
WORK

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## WE ARE MOVING HOME

From the 2<sup>ND</sup> January we will located at:

Stirling Ackroyd, Room 1.54  
Interchange House  
81 - 85 Station Road  
London CR0 2RD

You can still reach all the team on:

SALES  
020 3911 1648  
Croydon@stirlingackroyd.com

LETTINGS  
020 3967 0043  
Croydonlettings@stirlingackroyd.com

stirlingackroyd.com



TO LET

RETAIL – 2,334 SQ FT (216.82 SQ M)  
3 GEORGE STREET, CROYDON CR0 1LA



## DESCRIPTION

A retail unit arranged over ground and basement floors. The property has most recently been used as offices.

## LOCATION

The subject property is situated on popular George Street close to the junction with North End, High street and Crown Hill. George Street benefits 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, Barclays Bank, Five Guys, Taco Bell, Caffe Nero and Kokoro.

## ACCOMMODATION (NET INTERNAL AREA)

	SQ FT	SQ M
<b>GROUND</b>	<b>1,514</b>	<b>140.61</b>
<b>BASEMENT</b>	<b>820</b>	<b>76.21</b>
<b>TOTAL</b>	<b>2,234</b>	<b>216.82</b>

## AMENITIES / OPPORTUNITY

- Arranged over ground and basement floors
- High footfall
- Main pedestrian route from East Croydon station to central Croydon

## RENT

£55,000 Per Annum.

## TENURE

A new effective FRI lease for a term to be agreed subject to 5 yearly upward only rent reviews.

## RATES

The current Rateable Value of the property is £59,000.

## VAT

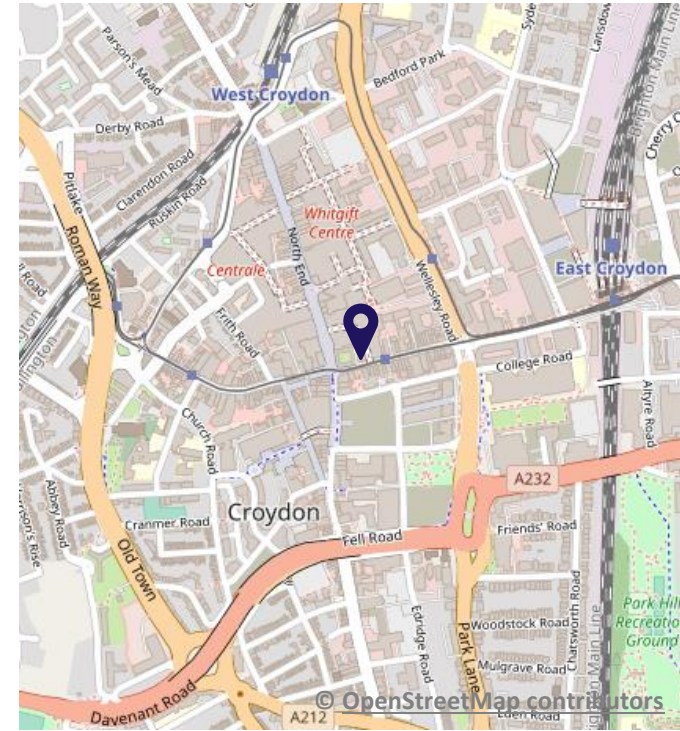
VAT is not charged.

## LEGAL COSTS

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

## EPC

The property has an EPC rating D.



## VIEWINGS – 020 8662 2700

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Matt Morris

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