

MAKING
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TO LET

RETAIL – 8,428 SQ FT (783 SQ M)

390-398 LONDON ROAD, CROYDON CR0 2SW

DESCRIPTION

The property comprises a ground and part first floor retail unit.

The property benefits from a prominent position with a large frontage providing exposure to passing traffic. The unit benefits from roller shutter loading to the side, ceiling heights ranging from approximately 2.76 metres to 5.78 metres and 2 allocated parking spaces.

The property benefits from Use Class E.

LOCATION

The subject property is situated on London Road, Croydon.

West Croydon Railway Station is located 0.6 miles south of the property, providing services to Epsom, Sutton, London Victoria, London Bridge and Highbury & Islington.

Bus routes also operate in close proximity and there is a stop outside the property.

AMENITIES / OPPORTUNITY

- Prominent frontage with exposure to traffic
- Ceiling heights ranging from approximately 2.76 metres to 5.78 metres
- Benefits from roller shutter loading
- 2 parking spaces

ACCOMMODATION

	SQ FT	SQ M
GROUND	7,298	678
FIRST	1,130	105
TOTAL	8,428	783

RENT

£85,000 per annum exclusive.

RATES

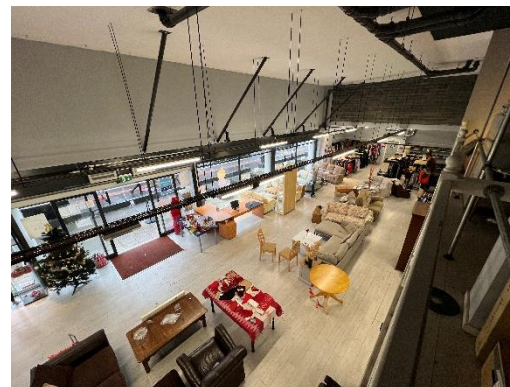
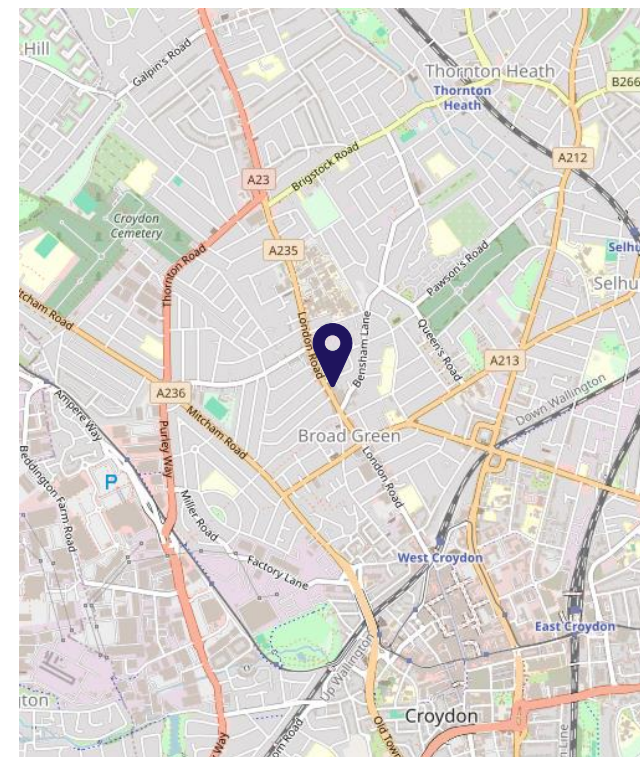
The property has a Rateable Value of £88,500.

VAT

VAT will be chargeable on the terms quoted.

EPC

The property has an EPC rating D.



VIEWINGS – 020 8662 2700

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London Road,
Croydon,
Surrey, CR0

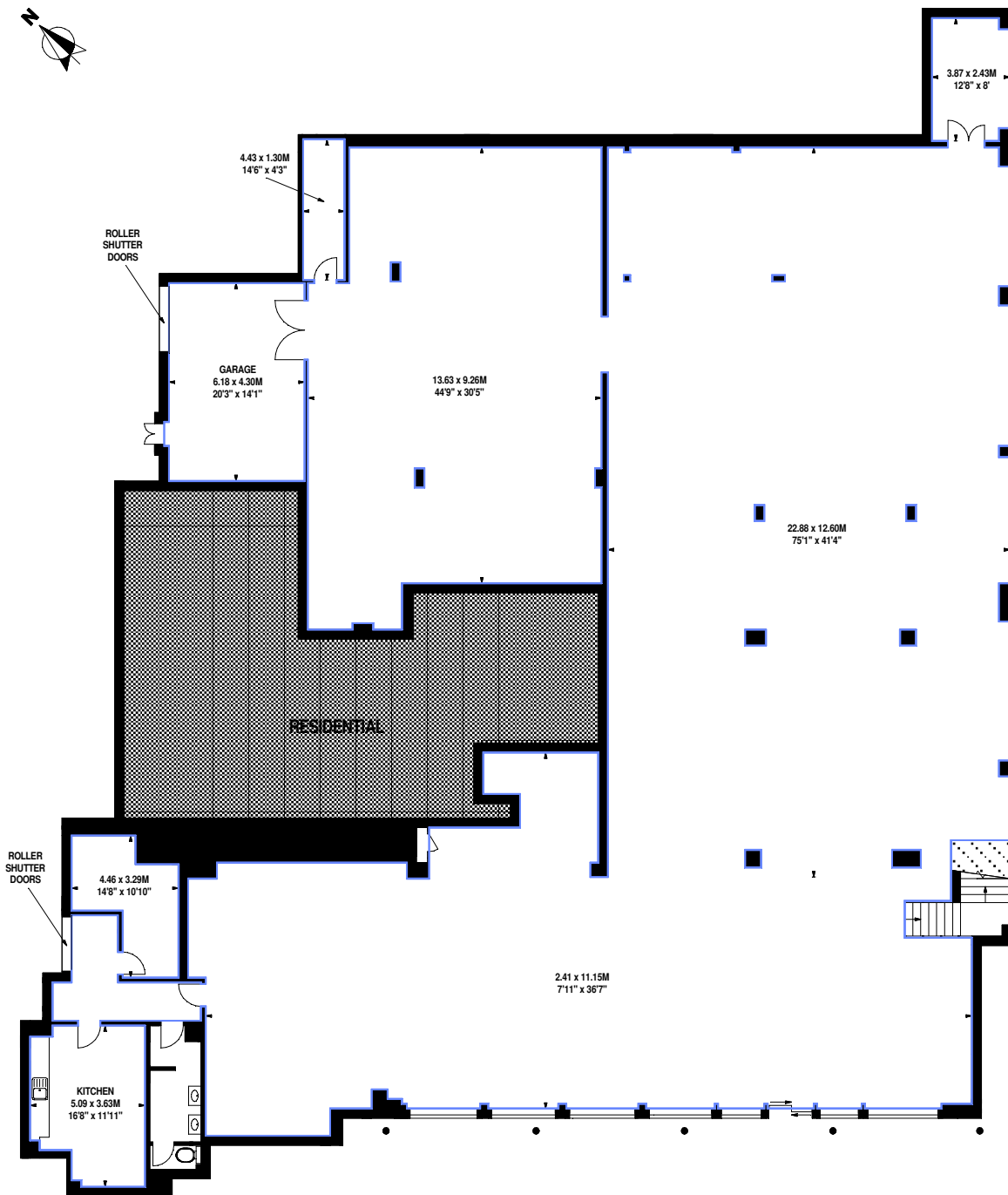
Approximate Net Internal Area 783 sq m / 8428 sq ft



Under 1.5m head height

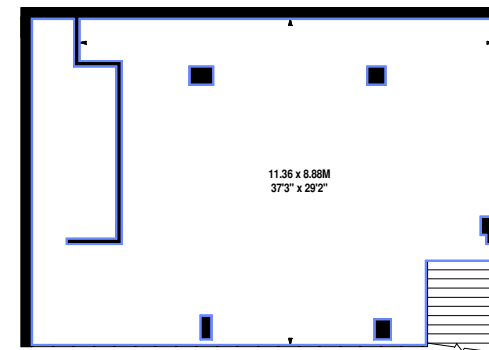


Residential Unit (Not Demised)



Ground Floor

678 sq m



Mezzanine

105 sq m