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**TO LET**

**RETAIL – 226 SQ FT (21.19 SQ M)**

**UNIT 6 HOWARD HOUSE, 32-34 HIGH STREET, CROYDON CR0 1YA**



**DESCRIPTION**

- 226 sq ft of ground floor retail space
- Located within The Arcade with access to the High Street and Surrey Street
- Nearby occupiers include Nandos, VUE Cinema, Five Guys and other local businesses

**LOCATION**

The unit is located within The Arcade, Croydon, with access through to both the High Street and Surrey Street.

The property benefits from transport links with George Street Tram Stop, West Croydon Railway Station, East Croydon Railway Station and bus services all within close proximity.

**ACCOMMODATION (NET INTERNAL AREA)**

	SQ FT	SQ M
<b>TOTAL</b>	<b>226</b>	<b>21.19</b>

**RENT**

£12,500 PAX.

**SERVICE CHARGE**

There will be a service charge to cover the upkeep of the common areas.

**RATES**

The current Rateable Value is £7,600.

**VAT**

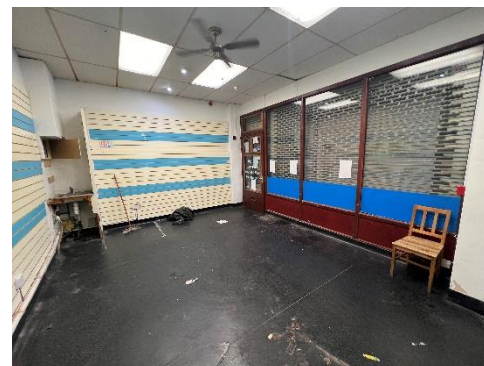
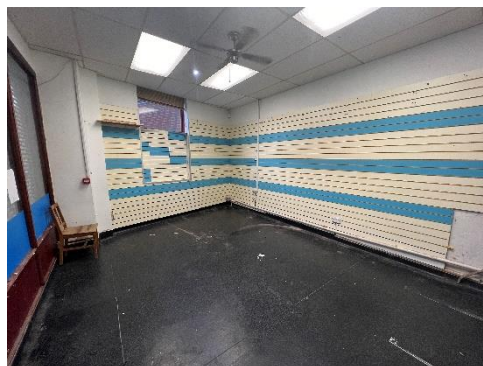
VAT will be chargeable on the terms quoted.

**LEGAL COSTS**

Each party to be responsible for their own legal costs.

**EPC**

The property has an EPC rating D.



**VIEWINGS – 020 8662 2700**

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