

RETAIL UNIT TO LET – 1,378 SQ FT (128.06 SQ M) UNIT A2 SAFFRON SQUARE, CROYDON

TO LET

RETAIL TO LET | £30,000 PAX

DESCRIPTION

The property is a ground floor retail unit which was formerly used as a boxing gym and comprises WC facilities and a small storage area.

LOCATION

Saffron Square is located within Croydon town centre on Wellesley Road, situated between West and East Croydon Railway Stations.

It is on the ground floor of a landmark development completed by Berkeley Homes and comprises over 750 residential units with 22,000 sq ft of retail and leisure space. Other occupiers include Tesco, Café Como and international estate agent 1st Avenue.

ACCOMMODATION

	SQ FT	SQ M
Ground Floor	1,378	128.06

RENT

£30,000 PAX.

TENURE

The unit is available on a new lease on terms to be agreed.

RATES

We advise parties undertake their own enquiries with the VOA.

VAT

VAT will be chargeable on the terms quoted.

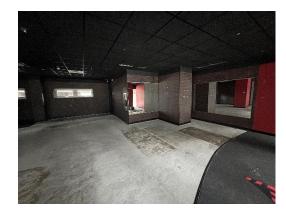
LEGAL COSTS

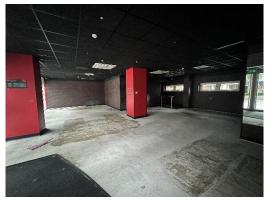
Each party is to be responsible for their own legal fees.

EPC

The property has an EPC Rating B.











VIEWINGS – 020 8662 2700 Matt Morris t: 07894 Richard Pyne t: 07901

t: 07894 692426 t: 07901 821843

e: mmorris@shw.co.uk e: rpyne@shw.co.uk



MAKING PROPERTY WORK

SHW.CO.UK

SHW prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor SHW will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, SHW may not have all the information required by a prospective purchaser or tenant in the possession, may not be able to obtain it and may not be able to verify all the information which it does hold. The mention of appliances and/or services or heating/cooling system or any other plant or fenestration systems in this description does not imply that they are in working order. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease. Note: Any maps or plans included in this document are obtained from Promap or Edozo under our Ordnance Survey Business Use Copyright licence ES 100017692 or are Goa Digital Plans including mapping data licensed from Ordnance Survey Crown Copyright 2007 under licence number PU 100017316