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**TO LET**

**RETAIL UNIT – 870 SQ FT (80.83 SQ M)  
90 HIGH STREET, CROYDON**

**DESCRIPTION**

A ground floor retail unit located on a prominent position on the High Street.

The unit has previously been used as a dry cleaners and benefits from LED lighting, kitchen and WC facilities, side access from the rear of the building and storage in ceiling space.

**LOCATION**

The property is located on the High Street, Croydon, just south of the Flyover. There is great parking provision in the locality with Wandle Road Multistorey Car Park located directly behind the property.

Local occupiers include Domino's, Greggs and a number of local independent occupiers.

East Croydon Railway Station is located 0.6 miles northeast of the property, providing services to Brighton, Gatwick Airport, London Victoria and London Bridge.

**ACCOMMODATION (NET INTERNAL AREA)**

	SQ FT	SQ M
<b>GROUND FLOOR</b>	<b>870</b>	<b>80.83</b>

**AMENITIES / OPPORTUNITY**

- Ground floor retail unit on a prominent position on the High Street.
- Benefits from ground floor sales area, kitchen and WC facilities and a shared side access.
- Local occupiers include Domino's, Greggs and a number of local independent occupiers.

**RENT**

£35,000 per annum exclusive.

**TENURE**

The unit is available on a new FRI lease for a term to be agreed.

**RATES**

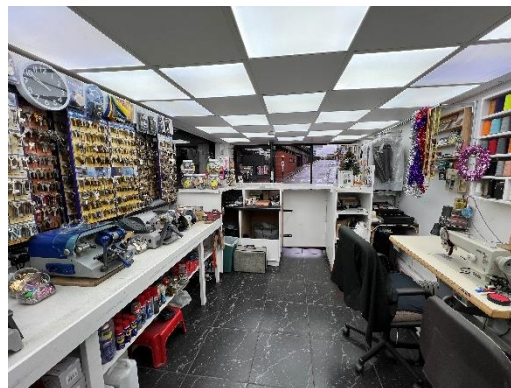
The property has a Rateable Value of £15,250.

**VAT**

VAT will be charged on the quoting terms.

**EPC**

The property has an EPC Rating D.



**VIEWINGS – 020 8662 2700**

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