

TO LET

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

RENT - £55,000 PER ANNUM | RETAIL

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 he property. Traders nearby include Primark, Barclays Bank, Five Guys, Taco Bell, Caffe Nero and Kokoro.

ACCOMMODATION (NET INTERNAL AREA)

	SQ FT	SQ M
GROUND	1,514	140.61
BASEMENT	820	76.21
TOTAL	2,234	216.82

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

VAT

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

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.











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MAKING PROPERTY WORK

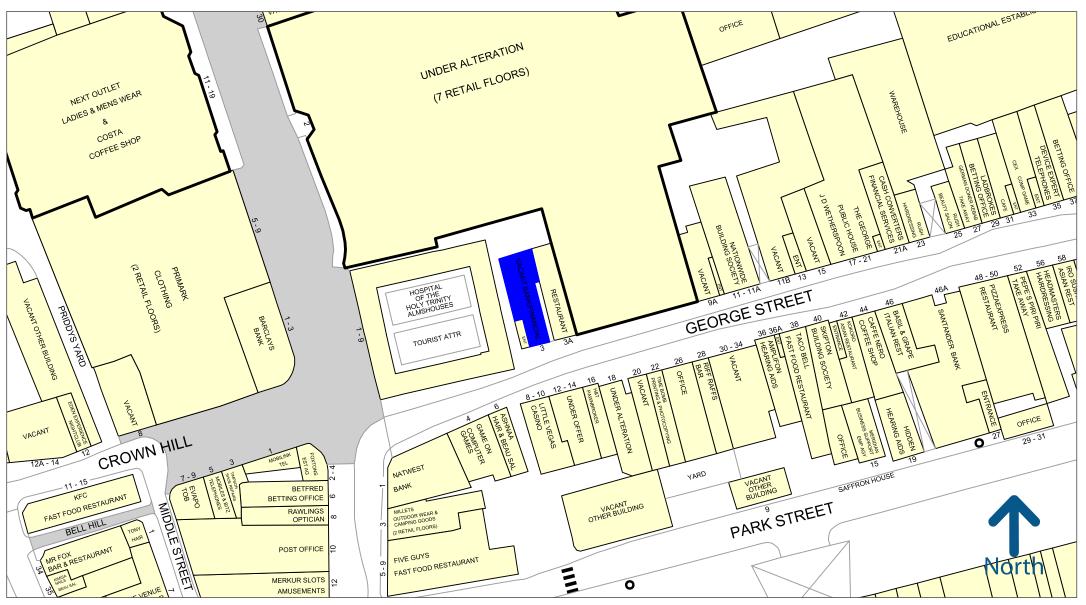
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