



**TO LET**

**SHW**

**RETAIL UNIT TO LET IN LARGE MIXED USE DEVELOPMENT**

Unit 2 Delta Point, St Michael's Road, Croydon, CR0 2NY

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## RENT £45,000 PA PLUS VAT

### DESCRIPTION

The available accommodation currently comprises as a yoga studio. It overlooks the busy bus station on St Michael's Road. The unit is adjacent to the reception area of the development which gives access to over 400 residential units.

### LOCATION

The unit is located on the ground floor of a large mixed-use development in the heart of Croydon on St Michael's Road, conveniently located with easy access to both East and West Croydon Railway Stations.

The building is close to the Whitgift and Central Shopping Centre.

### ACCOMMODATION

	SQ FT	SQ M
Ground floor	879	81.66
Total	879	81.66

### TENURE

A new full repairing and insuring lease is available on terms to be agreed.

### RENT

To Rent £45,000 per annum

### RATES

The property has a rateable value of £19,250. This is not the amount you will pay.

### SERVICE CHARGE

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

### VAT

VAT will be chargeable on terms quoted.

### LEGAL COSTS

Each party to be responsible for their own costs.

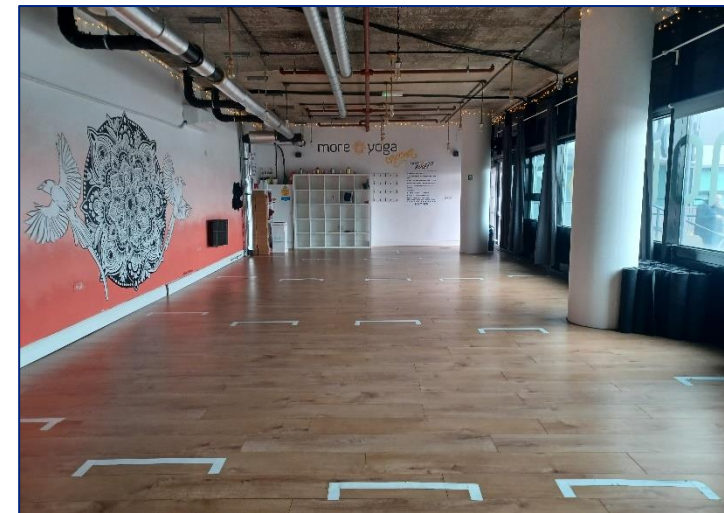
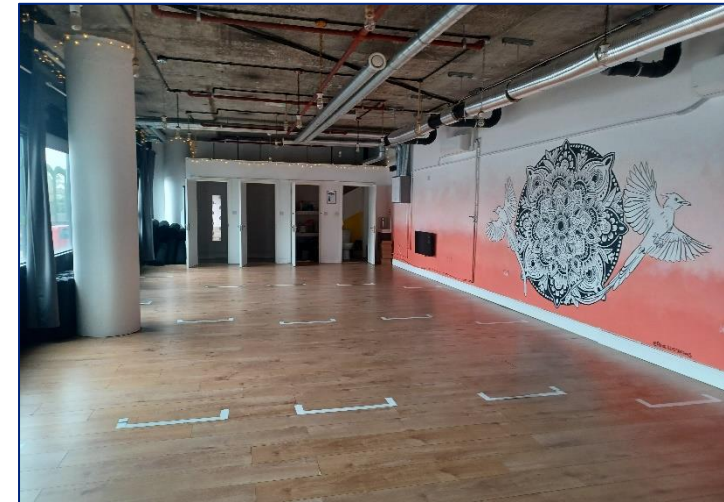
### EPC

The property has an EPC rating of C – 54.

101-125

**E**

124 | E



### VIEWINGS – 020 8662 2700

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