# Shop - Croydon, CRO **TO LET** 25 George Street, Croydon, CR0 1LA Harston&Co For more information call us on 020 3371 0061 **Ladbroke** HUSH 25 Kebabs. Done Right.

# **Highlights**

- Approximately 1,465 square feet (136.13 square metres) arranged over ground floor and basement
- Former beauticians fitted out to a high standard throughout located on George Street, Croydon
- Available with a new lease and no premium
- EPC Rating E

### Location

Located on George Street, Croydon 0.1 miles from East Croydon station, one of the busiest public transport interchanges in the UK. Regular services provide direct access into Victoria station (17 minutes) and London Bridge station (13 minutes) which in turn link to the London Underground networks. For local travel, there are three tram routes available adjacent to the site which provides useful links from Croydon to Elmers End, Croydon to Beckenham Junction, and Wimbledon to New Addington. Box Park, Croydon is also located opposite the development and the surrounding area is currently undergoing significant regeneration.

Please note all times and distances given are approximate only.

## Description

Former beauticians arranged over ground floor and basement. The property provides the following floor areas:

Ground Floor = 913 square feet (84.83 square metres)
Basement = 555 square feet (51.30 square metres)
Total = 1,465 square feet (136.13 square metres)

The property has been fitted out to a high standard throughout. The landlord is willing to consider all uses, subject to appropriate consents being obtained.

Please note that the sizes given are approximate only and provided by the VOA. All interested parties are advised to rely on their own inspection and survey.

### **Business Rates**

2024 Ratable Value: £33,500 UBR (2024/25): 49.9p/£ Rates Payable: £16,716.50

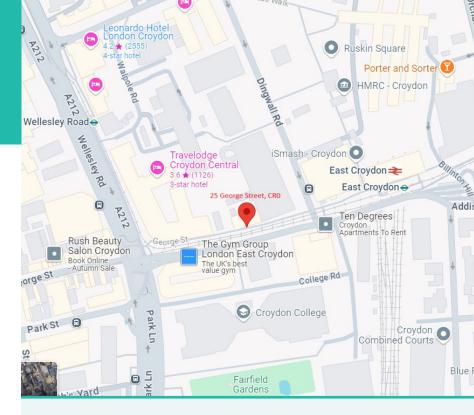
These figures have been provided by the VOA. All interested parties are advised to make their own enquiries to confirm the accuracy of these figures with the London borough of Croydon business rates department.

### VAT

The property has been elected for VAT.

# **Terms**

The property is available with a new lease at £35,000 per annum with further terms to be agreed. All negotiations are strictly subject to contract.



Rent:

£35,000 per annum




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# Approx. Gross Internal Floor Area 1465 sq. ft / 136.13 sq. m