

Shop - Croydon, CR0

TO LET

15 George Street, Croydon,
CR0 1LA

Harston & Co

For more information call us
on 020 3371 0061



Highlights

- Approximately 2,422 square feet (225 square metres) arranged over ground floor and basement
- Located on George Street, Croydon
- Available with a new lease and no premium
- EPC Rating - D

Location

Located on George Street, Croydon 0.3 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 adjacent to the property. Box Park, Croydon is located nearby and the surrounding area is currently undergoing significant regeneration.

Please note all times and distances given are approximate only.

Description

Arranged over ground floor and basement, the property provides the following floor areas:

Ground Floor = 1,167 square feet (108.4 square metres)

Basement = 1,255 square feet (116.6 square metres)

Total = 2,422 square feet (225 square metres)

The landlord is willing to consider all uses, subject to appropriate consents being obtained.

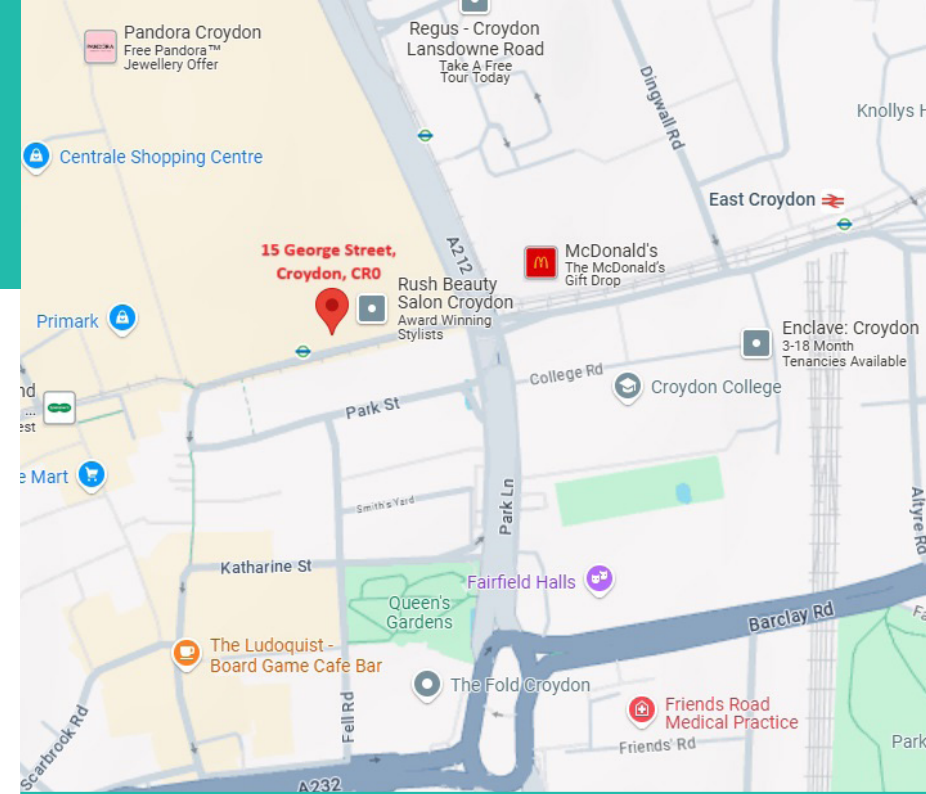
Please note that the sizes given are approximate only and provided by the VOA. All interested parties are advised to rely on their own inspection and survey.

Business Rates

The property needs to be re-rated. All interested parties are to enquire with the London Borough of Croydon business rates department.

Terms

The property is available with a new lease at £55,000 per annum with further terms to be agreed. All negotiations are strictly subject to contract.



Rent:

£55,000 per annum

Harston&Co

[harstonandco.co.uk](https://www.harstonandco.co.uk)

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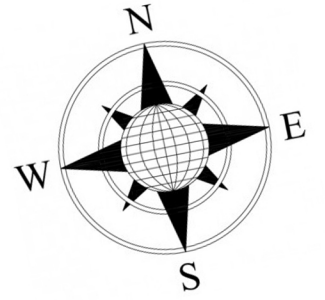
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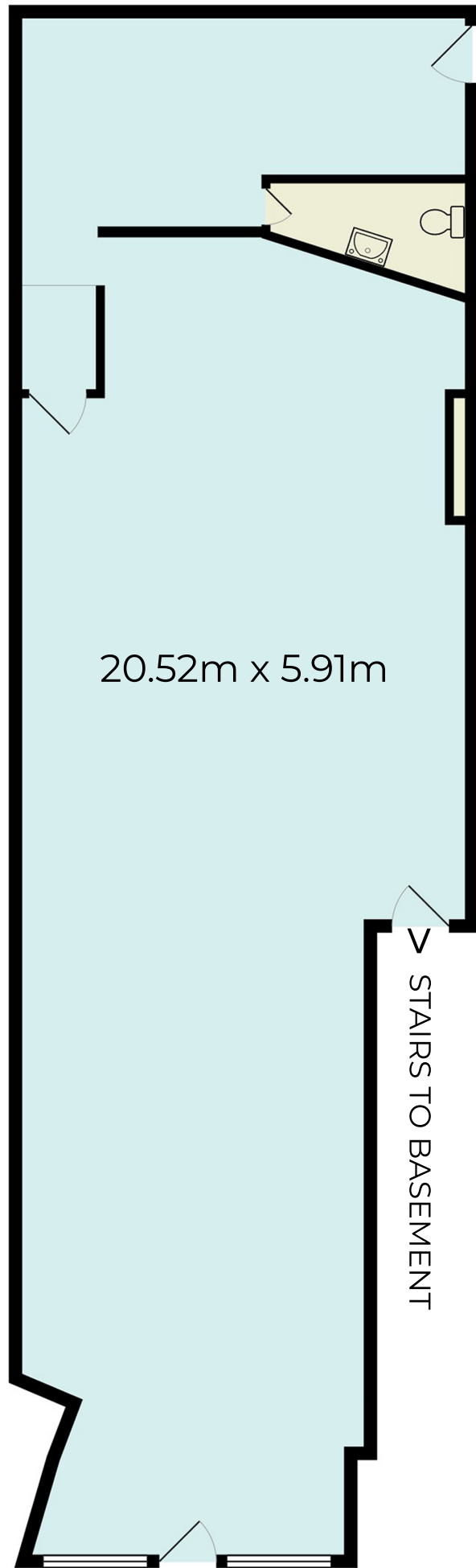
George Street, Croydon CR0

2,422 ft² / 225.0 m²

Approximate Total Internal Area



Ground Floor
1,167 ft² / 108.4 m²

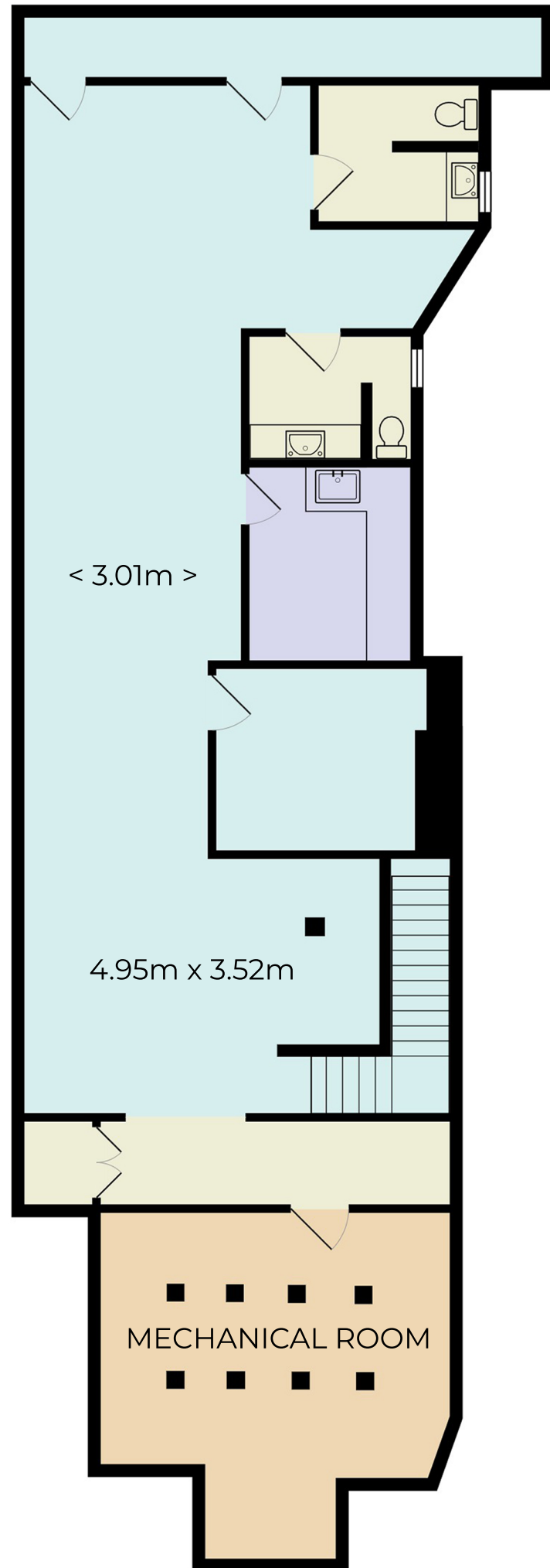


20.52m x 5.91m

STAIRS TO BASEMENT

GROUND FLOOR

Basement
1,255 ft² / 116.6 m²



< 3.01m >

4.95m x 3.52m

MECHANICAL ROOM

BASEMENT

Disclaimer: This floor plan is not to scale and is intended for marketing purposes only. Whilst every attempt has been made to ensure accuracy of this floor plan, measurements are approximate and no responsibility is taken for any error, omission, or misstatement. This floor plan is for illustrative purposes only and should only be used as a guide by prospective tenants or purchasers.