

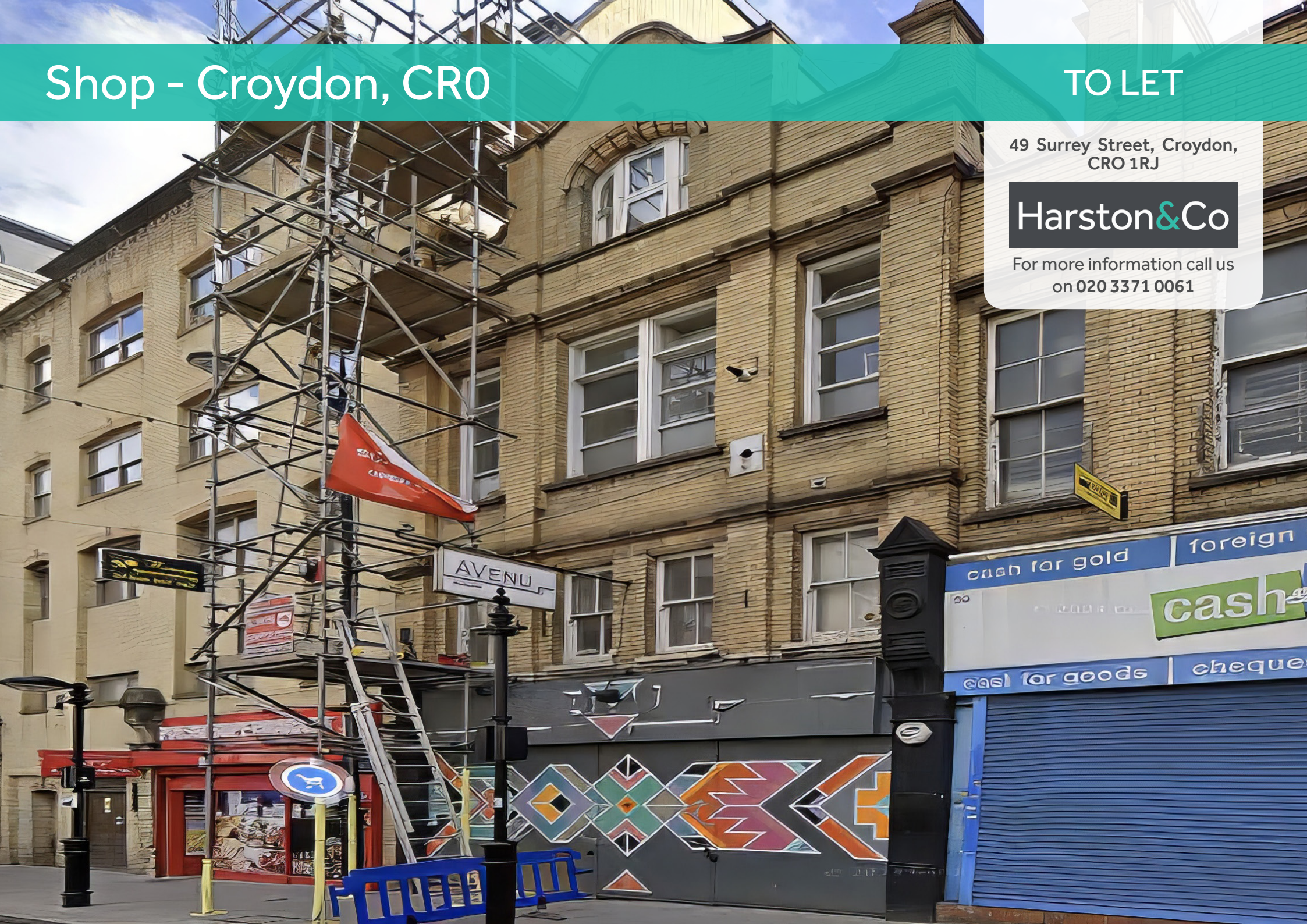
Shop - Croydon, CR0

TO LET

49 Surrey Street, Croydon,
CR0 1RJ

Harston&Co

For more information call us
on 020 3371 0061



Highlights

- Ground floor shop and first floor ancillary space on Surrey Street, Croydon
- Measuring approximately 1,309 square feet (121.5 square meters)
- Available with a new lease and no premium
- Suitable for a range of uses
- EPC Rating - D

Location

Located on Surrey Street, Croydon 0.5 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 and first floor, the property provides the following floor areas:

Ground Floor = 908 square feet (84.3 square metres)

First Floor = 401 square feet (37.2 square metres)

Total = 1,309 square feet (121.5 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 on a gross internal basis. All interested parties are advised to rely on their own inspection and survey.

Business Rates

2024 Ratable Value: £12,500

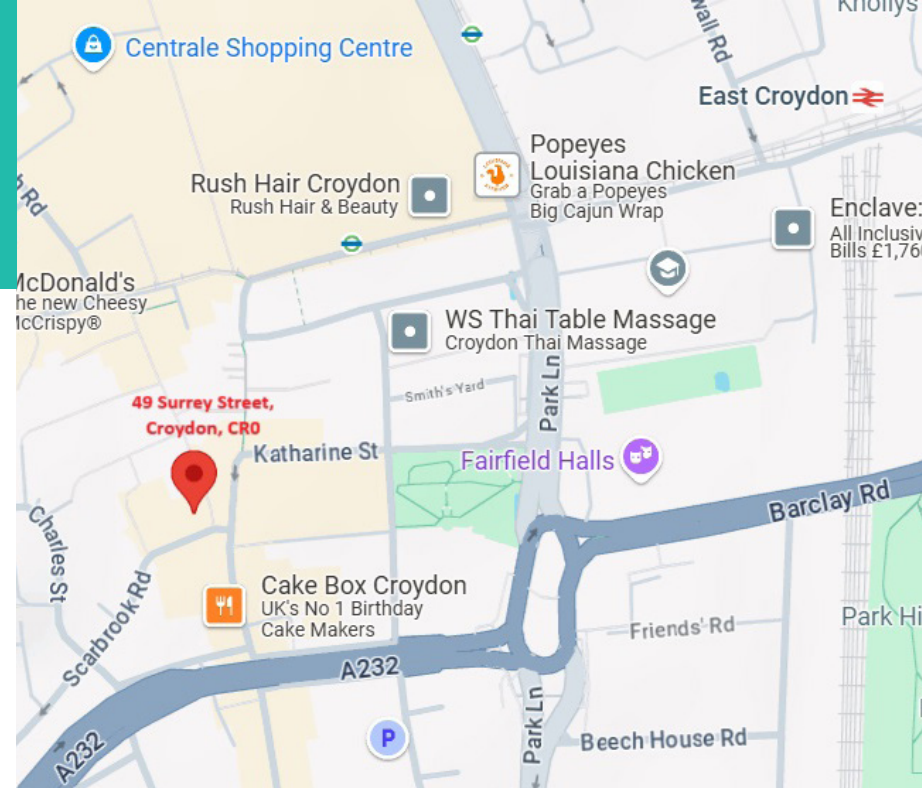
UBR (2024/25): 49.9p/£

Rates Payable: £6,237.50

These figures have been provided by the VOA. The tenant might be able to benefit from small business rates relief. All interested parties are advised to make their own enquiries to confirm the accuracy of these figures with the Croydon business rates department.

Terms

The property is available with a new lease at £22,000 per annum exclusive. The lease will be for a period of 3 or 5 years and excluded from the 1954 Landlord and Tenant Act. All negotiations are strictly subject to contract.



Rent:

£22,000 per annum

Harston&Co

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020 3371 0061

info@harstonandco.co.uk

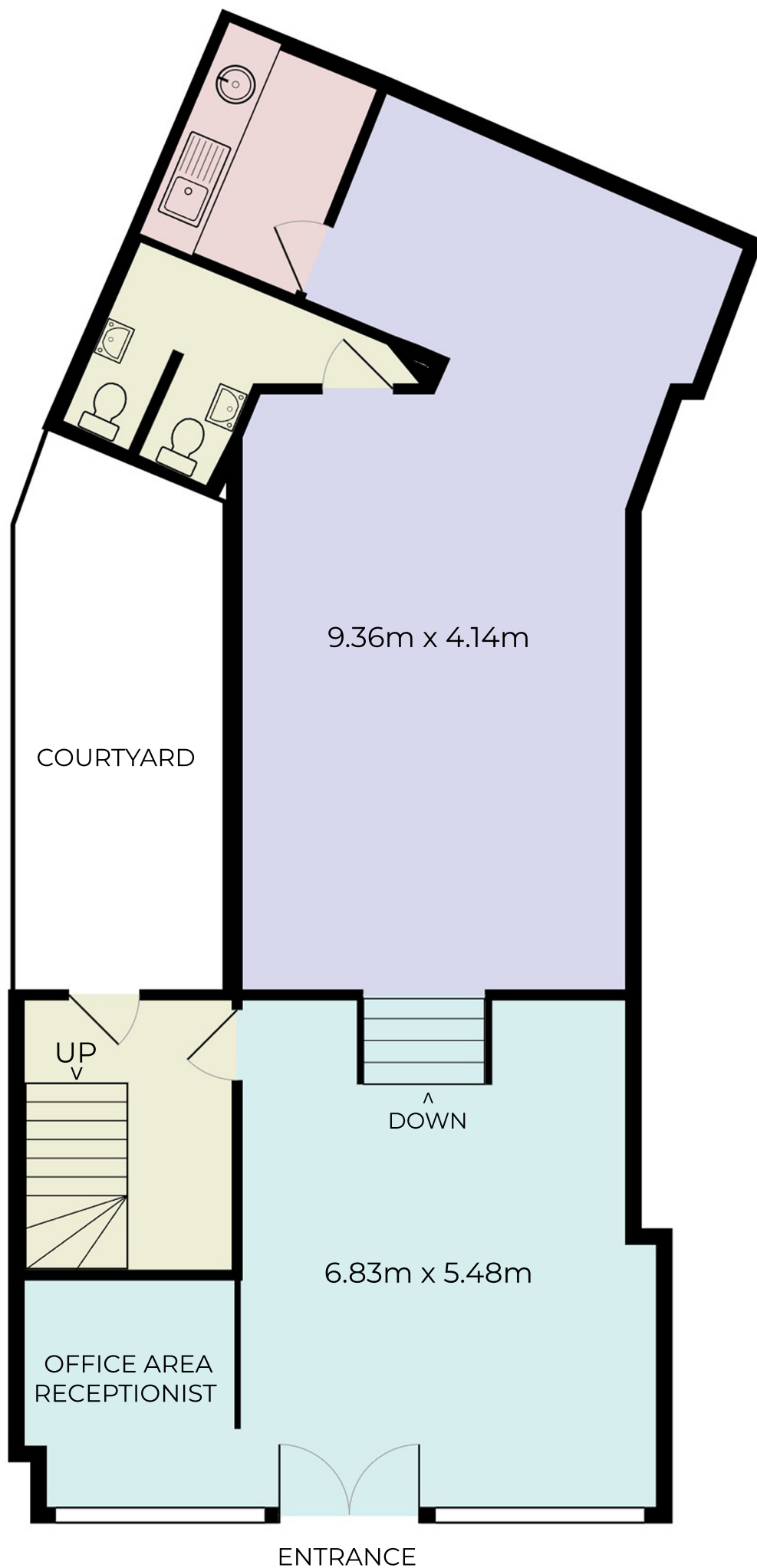
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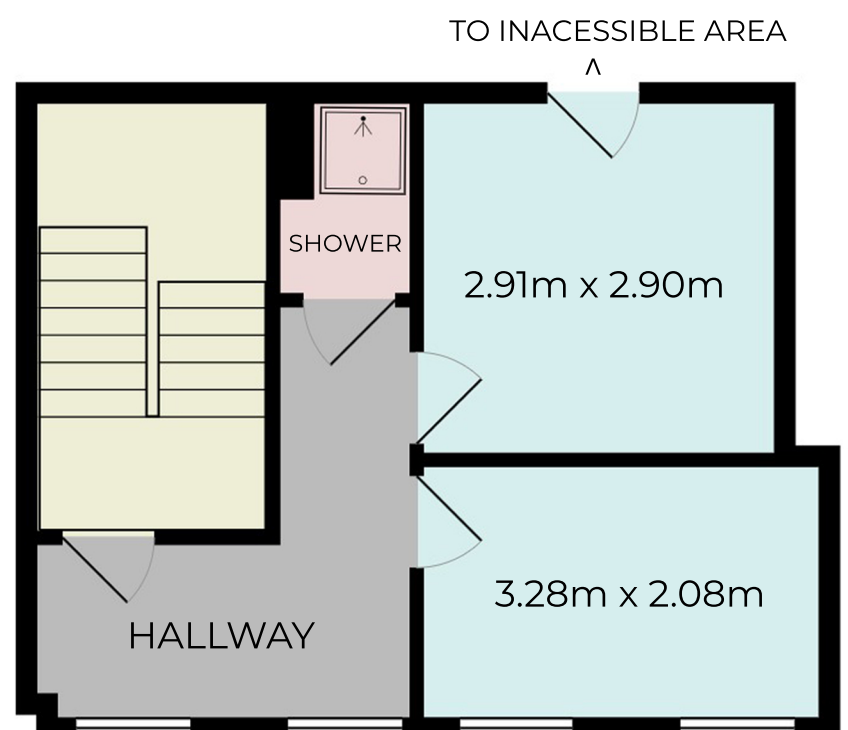
Surrey Street, Croydon CR0

1,309 ft² / 121.5m²

Approximate Total Internal Space



GROUND FLOOR
84.3m² / 908ft²



FIRST FLOOR
37.2m² / 401ft²

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.