

London CR0 - 380 London Road, Croydon CR0 2FU  
Large Retail Premises to Rent



**BLUE ALPINE**

PROPERTY INVESTMENT & DEVELOPMENT



# London CR0 - 380 London Road, Croydon CR0 2FU

## Large Retail Premises to Rent



### Property Features:

- Comprises large newbuild corner retail premises
- VAT is NOT applicable to this property
- Available on a new lease with flexible terms to be agreed by negotiation
- Located on the corner of London Road (A235) and Bensham Lane, close to Croydon University Hospital and West Croydon train station
- Occupiers close by include Enterprise Car Rental, Poundmart, Tesco Express, Domino`s Pizza, Paddy Power Bookmakers, The Bath Store and Londis.

### Property Description:

Comprises newbuild ground floor retail premises, suitable for variety of uses (Class E). The unit will be offered in a basic developers shell and core with services capped off. The premises also benefits from high ceilings and side entrance for loading and unloading from Bensham Lane.

Total area size: 267 sq m (2,970 sq ft)



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### Terms:

Available on a new lease with terms to be agreed by negotiation

Rent: £1,057.69 per week (PCM: £4,583.33)

Deposit: £13,750 (3 Months)

### Rateable Value:

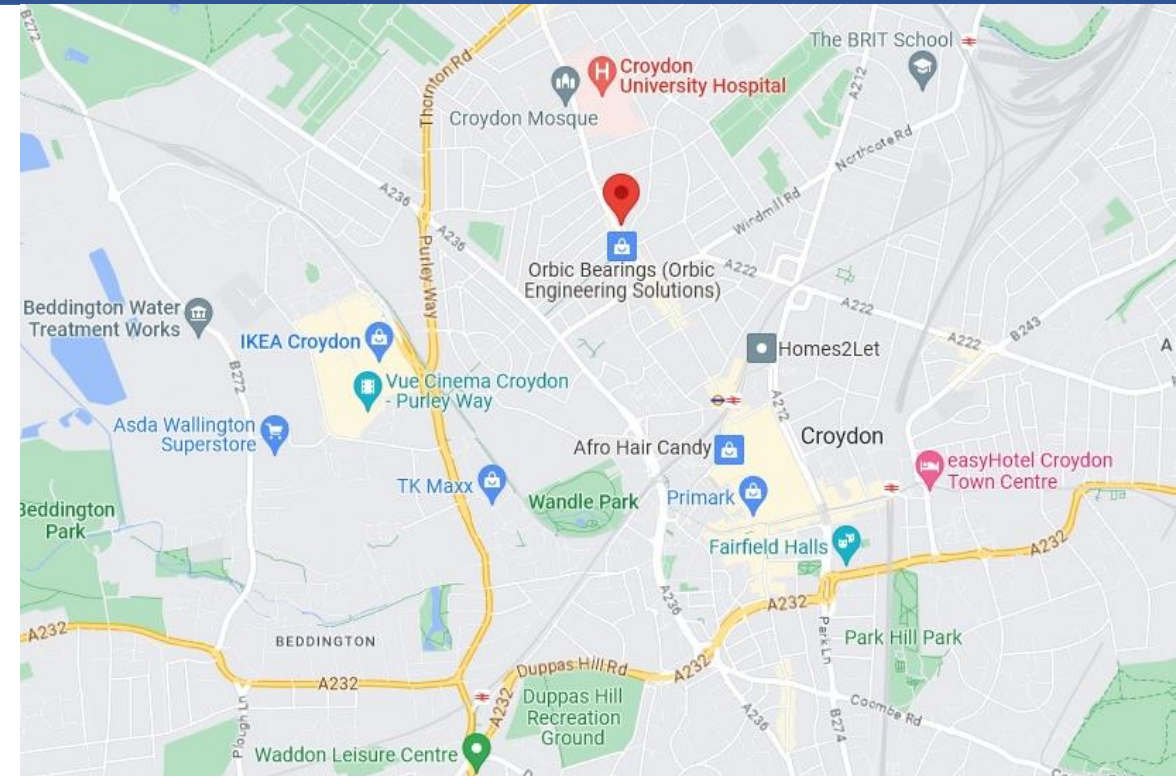
\*Business rates are to be assessed so any parties should contact Croydon Council on 020 8726 6000 to request an indication of the rates payable.

### EPC:

Certificate and further details available on request.

### Location:

The property is located in prominent position on the corner of London Road (A235) and Bensham Lane, close to Croydon University Hospital and West Croydon train station. Premium retailers include Enterprise Car Rental, Poundmart, Tesco Express, Dominos Pizza, Paddy Power Bookmakers, The Bath Store and Londis. There are also a number of local and independent retailers. Situated on the busy London Road, it benefits from constant traffic and pedestrian flow.



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### Contacts:

For further information or to schedule a viewing, please contact Sam Georgev or Joseph Bachman.



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# BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT

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