

12a – 14 CROWN HILL CROYDON, SURREY CR0 1RZ

Large Store Available Class E Use



LOCATION

The premises occupy a busy trading location, situated close to the junction of Crown Hill and the prime shopping on North End. East Croydon Station is approximately 5 minutes walk. The premises also benefit from close proximity to both George Street, Church Street and the High Street, where nearby traders include Primark, Argos, Barclays, Five Guys, Pure Gym, Poundstretcher and Savers.

DESCRIPTION

The premises comprise a large ground floor store with rear servicing, which provide the following approximate dimensions and floor areas;

Frontage	49ft 6 inches	15.08m
Internal Width	68ft 6 inches	20.87m
Built Depth	170 ft	51.82m
Ground Floor (GIA)	12,865 sqft	1,195sqm

TERM

The property is available on a new 10 or 15 year full repairing and insuring lease, subject to 5 yearly upward only rent reviews.

RENT

On application.

RATES

Rateable Value 2023 / 2024	£147,000
Rates Payable	£75,264

VIEWINGS

To be arranged through JOHN D WOOD

Jacob Haftel - jacobhaftel@johndwood.com – 07864789306

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