



TO LET

RETAIL – 1,983 SQFT
12-14 George Street, Croydon, CR0 1PA

DESCRIPTION

A double fronted retail unit arranged over ground and basement floors. The basement is accessed externally. The unit benefits from rear pedestrian access.

LOCATION

The subject property is situated on popular George Street close to the junction with North End, High street and Crown Hill. George Street benefits from high footfall as it is the main pedestrian route from East Croydon station to the shopping core of Croydon.

There is also a Tram stop close to he property. Traders nearby include Primark, Barclays Bank, Five Guys, Taco Bell, Caffe Nero and Kokoro.

ACCOMMODATION (NET INTERNAL AREA)

	SQ FT	SQ M
GROUND	1,163	108.07
BASEMENT	820	76.21
TOTAL	1,983	184.28

AMENITIES / OPPORTUNITY

- Recently refurbished
- Arranged over ground and basement floors
- High footfall
- Main pedestrian route from East Croydon station to central Croydon

RENT

£65,000 Per Annum.

TENURE

A new effective FRI lease for a term to be agreed subject to 5 yearly upward only rent reviews.

RATES

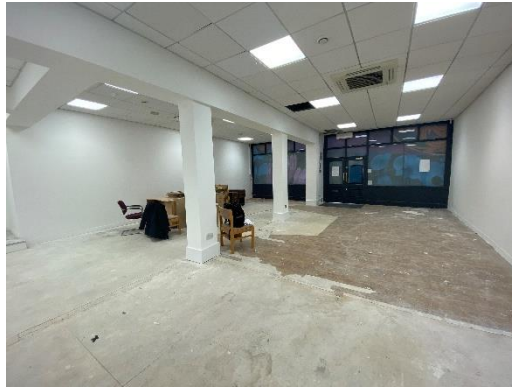
The Rateable Value is to be reassessed.

VAT

VAT is not charged.

EPC

The property has an EPC rating D.



VIEWINGS – 020 8662 2700

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