



# RETAIL UNIT TO LET OR INVESTMENT OPPORTUNITY

**SHW**

**RETAIL UNIT TO LET IN DRUMMOND HOUSE**  
Drummond House, Croydon, CR0 1GG – 3,519 SQ FT

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### RENT £62,000 PA PLUS VAT

#### LOCATION

Drummond Road is in Croydon Old Town, with great access to shopping and transport.

Drummond House is on the junction with Reeves Corner and Church Street, with Centrale Shopping Centre close by. The tram runs right past Drummond Road, and East and West Croydon stations are minutes away.

#### DESCRIPTION

The unit is offered in shell and core, ready for tenant fit out. Both units are arranged over the ground floor only. Unit with A1-A3 (D1) usage.

The unit has water, drainage and 3 phase electricity within the main area of the building.

#### ACCOMMODATION

	SQ FT	SQ M
Ground floor	3,519	327

#### TENURE

A new full repairing and insuring lease is available on terms to be agreed.

#### RENT

To Rent £62,000 per annum

#### INVESTMENT

Potential opportunity to purchase the freehold subject to the ground rents for the residential units above

#### RATES

We are awaiting the Rateable Value

#### VAT

VAT will be chargeable on terms quoted.

#### LEGAL COSTS

Each party to be responsible for their own costs.

#### EPC

An EPC is being prepared and will be available shortly.



#### VIEWINGS – 020 8662 2700

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