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**TO LET**

**RETAIL – 750 SQ FT (69.69 SQ M)**

**UNIT 8 HOWARD HOUSE, 32-34 HIGH STREET, CROYDON CR0 1YA**



**DESCRIPTION**

- 750 sq ft of ground floor retail space
- Prominent reverse frontage to the High Street and The Arcade
- Kitchen facilities
- Nearby occupiers include Nandos, VUE Cinema, Five Guys and other local businesses

**LOCATION**

The unit fronts High Street, Croydon, in close proximity to the junction where George Street, North End and High Street meet.

The Arcade provides pedestrian access between the High Street and Surrey Street.

The property benefits from transport links with George Street Tram Stop, West Croydon Railway Station, East Croydon Railway Station and bus services all within close proximity.

**ACCOMMODATION (NET INTERNAL AREA)**

	SQ FT	SQ M
<b>TOTAL</b>	<b>750</b>	<b>69.69</b>



**RENT**

£35,000 PAX.

**SERVICE CHARGE**

There will be a service charge to cover the upkeep of the common areas.

**RATES**

The current Rateable Value is £24,000.

**VAT**

VAT will be chargeable on the terms quoted.

**LEGAL COSTS**

Each party to be responsible for their own legal costs.

**EPC**

The property has an EPC rating B.

**VIEWINGS – 020 8662 2700**

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