

MAKING
PROPERTY
WORK

SHW

SHW.CO.UK

3

3

WE ARE MOVING HOME

From the 2ND January we will located at:

Stirling Ackroyd, Room 1.54
Interchange House
81 - 85 Station Road
London CRO 2RD

You can still reach all the team on:

SALES
020 3911 1648
Croydon@stirlingackroyd.com

LETTINGS
020 3967 0043
Croydonlettings@stirlingackroyd.com

stirlingackroyd.com



TO LET

RETAIL – 2,334 SQ FT (216.82 SQ M)
3 GEORGE STREET, CROYDON CR0 1LA

DESCRIPTION

A retail unit arranged over ground and basement floors. The property has most recently been used as offices.

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 the property. Traders nearby include Primark, Barclays Bank, Five Guys, Taco Bell, Caffe Nero and Kokoro.

ACCOMMODATION (NET INTERNAL AREA)

	SQ FT	SQ M
GROUND	1,514	140.61
BASEMENT	820	76.21
TOTAL	2,234	216.82

AMENITIES / OPPORTUNITY

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

RENT

£55,000 Per Annum.

TENURE

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

RATES

The current Rateable Value of the property is £59,000.

VAT

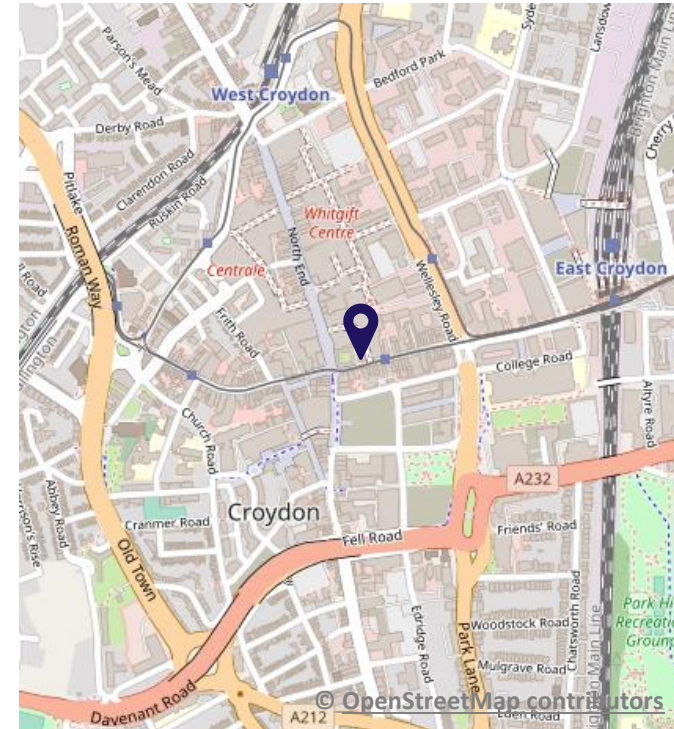
VAT is not charged.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

The property has an EPC rating D.



VIEWINGS – 020 8662 2700

James Griffiths

t: 07867 232653

e: jgriffiths@shw.co.uk

Matt Morris

t: 07894 692426

e: mmorris@shw.co.uk



@SHWProperty



SHW Property



SHW Property

**MAKING
PROPERTY
WORK**

SHW prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor SHW will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, SHW may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. The mention of appliances and/or services or heating/cooling system or any other plant or fenestration systems in this description does not imply that they are in working order. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease. Note: Any maps or plans included in this document are obtained from Promap or Edozo under our Ordnance Survey Business Use Copyright licence ES 100017692 or are Geo Digital Plans including mapping data licensed from Ordnance Survey Crown Copyright 2007 under licence number PU 100017316