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TO LET

RETAIL / OFFICE – 2,439 SQ FT (226.58 SQ M)

62 George Street, Croydon, CR0 1PD

LOCATION

The subject property is situated in a good location on George Street, Croydon. George Street has high pedestrian footfall and is the main route into the Town from East Croydon station. Other traders in the vicinity include Pizza Express, Rush, Santander, Halifax, Tesco and Caffè Nero. Croydon will benefit from the re-development of The Whitgift Centre by the Croydon Partnership where planning has just been granted.

DESCRIPTION

Entire building arranged on ground, basement and three upper levels. The property benefits from rear access and extends to the following approximate dimensions and areas:-

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Internal width	18' 0"	5.49m
Ground floor	585 sq ft	54.35 sq m
Basement	489 sq ft	45.43 sq m
Frist floor	568 sq ft	52.77 sq m
Second floor	447 sq ft	41.53 sq m
Third floor	350 sq ft	32.52 sq m
TOTAL	2,439 sq ft	226.59 sq m

AMENITIES

- Entire building available on a new lease
- High pedestrian footfall
- Main route from East Croydon station
- Other nearby traders include Pizza Express, Rush, Santander, Halifax, Tesco and Café Nero.

RENT

£45,000 PAX.

TENURE

The property is available by way of a new FRI lease with 5 yearly upward only rent reviews.

RATES

The April 2023 Rateable Value of the property is £42,000.

VAT

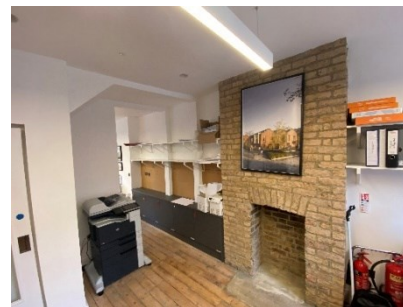
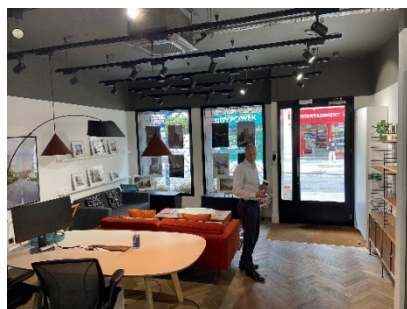
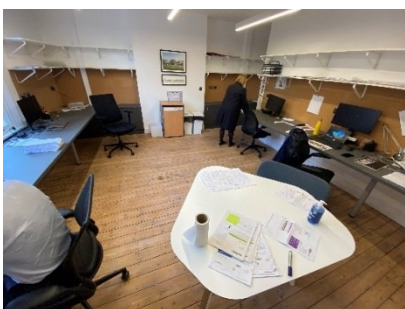
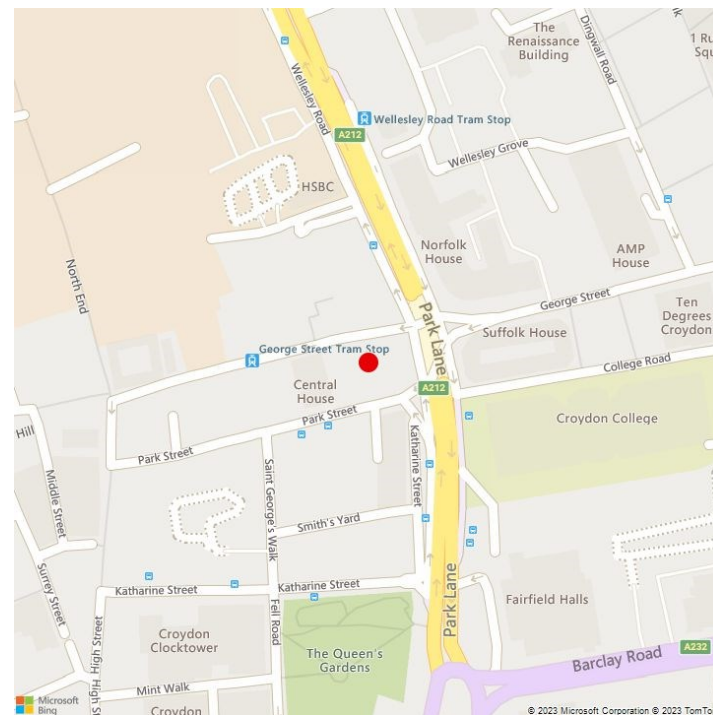
VAT will be chargeable on the terms quoted.

LEGAL COSTS

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

EPC

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VIEWINGS – 01273 876 200

Richard Pyne t: 07901 821 843 e: rpyne@shw.co.uk
Matt Morris t: 020 8662 2732 e: mmorris@shw.co.uk
James Griffiths t: 020 8662 2711 e: jgriffiths@shw.co.uk

twitter - @SHWProperty
 LinkedIn - SHW Property
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