



**Drummond House, Drummond Road, Croydon,  
Surrey, CR0 1GG**

Newly built commercial property for sale or  
to let providing over 3,500ft<sup>2</sup> available as a shell

020 8681 2000

info@hnfproperty.com



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# Drummond House, Drummond Road, Croydon, Surrey, CR0 1GG £62,000 Per Annum Exclusive plus VAT – Price on the freehold interest upon application

**LOCATION:** - The property is situated fronting Drummond Road, close to its junction with Church Street and Reeves Corner, close to the centre of Croydon and very close to a nearby tram stop. Bus routes also service the vicinity, and the property is within walking distance of all the services provided by Croydon town centre. There are significant amounts of inward investment into the town centre with numerous residential and commercial developments including the subject property. The commercial unit is considered suitable for a wide variety of uses and is able to service an extremely densely populated residential catchment.

**DESCRIPTION:** - The property comprises a slightly L-shaped commercial unit with an excellent frontage available as new shell and ready for a tenant's fit-out. The property has glazed frontages, solid floors and high ceilings and has the benefit of 3-phase power installed to a service head, together with water and drainage, also to new service heads. The property provides flexible accommodation suitable for a variety of businesses.

## **ACCOMMODATION:**

Ground floor 327m<sup>2</sup> (3,519ft<sup>2</sup>) approx.

**USE/PLANNING:** - We understand the property falls within Class E of the latest Town & Country Planning (Use Classes) Order. The property is considered suitable for a variety of uses including retail, office, leisure and medical and quasi-medical.

**TENURE:** - The property is offered by way of a new lease, the length of which is to be negotiated. Consideration may be given to a disposal of the freehold interest subject to vacant possession of the ground floor and the long leasehold interests in the residential upper parts.

**RENT/PRICE:** - An initial rent of 62,000 per annum exclusive is sought.

**BUSINESS RATES:** - We understand the property requires a new entry on the rating list which is awaited.

**EPC RATING:** - A new EPC has been commissioned and information relating to this will be provided once received.

**VAT:** - We understand VAT is chargeable in respect of rents and other outgoings.

**LEGAL COSTS:** - Each party to bear its own legal costs.

**VIEWINGS:** - Viewings by prior arrangement – please telephone 0208 681 2000.

020 8769 0161

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[info@hnfproperty.com](mailto:info@hnfproperty.com)

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Viewings by prior arrangement - call our team for more information

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