



HENSHALL & PARTNERS

REAL ESTATE ADVISORS



252 High Street, Croydon CR0 1QH

**COMMERCIAL UNIT ON CROYDON HIGH STREET
AVAILABLE TO RENT (645 SQFT NIA)**

Summary

- **Ground floor commercial unit** extending **645sqft** beneath residential development by Sterling Rose Homes
- Located in a prime area of **Croydon High Street** with **high passing footfall**
- Property **benefits from flexible use (Class-E)** and will appeal to a **range of occupiers**
- **East Croydon Station** (Southern | Thameslink | Southeastern) and **South Croydon Station** (Southern & Thameslink) both with 0.7 miles, providing direct trains into **London Bridge**
- We are inviting offers in excess of **£22,000pax (£34.00psf)** for a **new FRI lease** direct with the landlord

Description

Opportunity to lease self-contained **commercial unit** in an exciting new development. The space is located on the **ground floor** in a **prime area of Croydon (High Street)**.

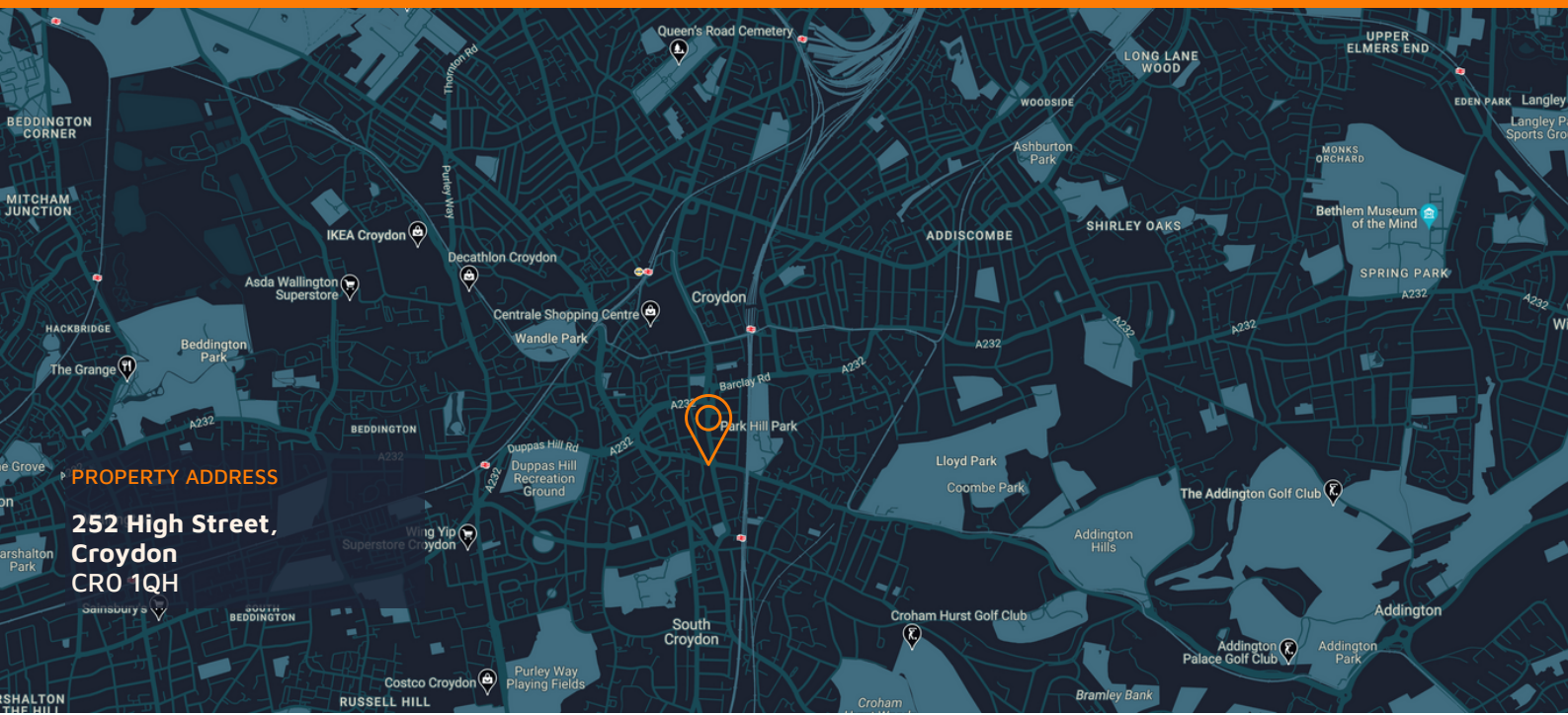
The unit **measures 645sqft** and is being offered in **shell and core condition with capped services** allowing an incoming occupier to fit out as per their requirements.

The property benefits from **flexible use (Class-E)** and would appeal to a range of occupiers including **retailers, food and beverage or office occupiers**.

Location

Located on **Croydon High Street** adjoining with **Thanet Place**. The area has a mix of commercial and residential uses, with a parade of shops, amenities and terraced houses. The site is within the '**Croydon Opportunity Area**' and benefits from **significant regeneration schemes** such as the 103-111 High Street development, comprising of 121 dual aspect apartments inside a 29-storey tower.

Property well connected with **East Croydon Railway Station** (Southern | Thameslink | South-eastern) being just **0.7 miles** away to the north and **South Croydon Station** (Southern | Thameslink) just **0.5 miles** away to the south, providing direct trains into **London Bridge**.



Floor Plans

Floor plans available upon request.

Business & Service Rates

The property is yet to be rated by the VOA. We recommend interested parties make enquiries with Croydon Council regarding likely annual rates payable.


A service charge of £500pax will be payable.

Terms

We are inviting offers in excess of £22,000pax (£34.00psf) for a new FRI lease direct with the landlord.



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