



TO LET



£24,000 Per Year/ (£2,000 P.C.M)



**Retail A1/A2 Shop
London Road, Croydon, CR0**

Crown Lets 4u are proud to present a spacious ground floor retail unit A1/A2 licence shop in Central Croydon.

This shop is available immediately with vacant possession.

This modern and newly refurbished retail premises offers a large single fronted shop, beautiful white floor tiles, inside a large customer area, separate rear kitchenette and a WC room.

This premises are ideal for any retail A1/A2 use and the landlord can provide a new short licence for two years on terms to be agreed.

Located on a busy London Road, West Croydon and also serve the surrounding area including Croydon University Hospital and making it easily accessible to many buses, trams and are within close proximity to West Croydon British Rail Station. Only 5 minutes' walk to busy Croydon Town Centre as well as the Whitgift and Centrale shopping Centre.

Available Now! Call now for early viewings!

NO PREMIUM

AVAILABLE NOW!

Rent: £24,000 Per Year/ £2,000 per month

Premium: No Premium

Business Rates: tbc (Please call Croydon Council if you can get a business relief)

Tenancy Type: 2 years

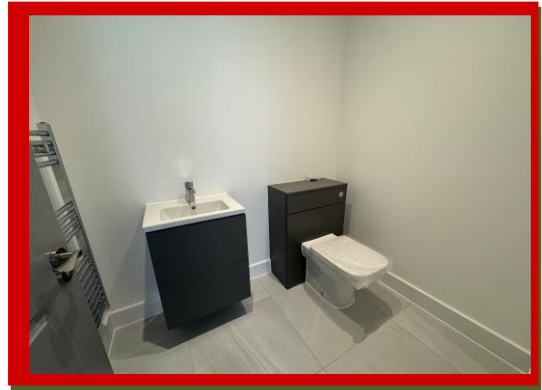
Rent Review: Every 2 Years

Lease Type: Licence

Size: 861.04 Sq Feet (80 Sq Meter) Approx.

Building Insurance: n/a

Solicitors Fees: n/a



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