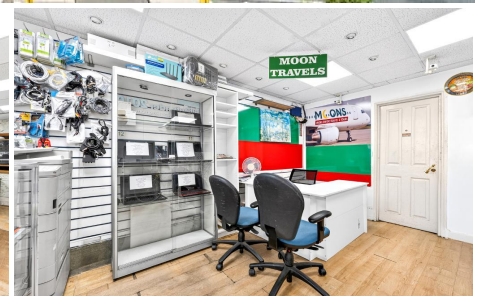


Commercial for Rent - £1,125 per month

London Road, Croydon, CR0 2RL



KEY FEATURES:

- PRIME LOCATION • RUNNING BUSINESS • LOW RENT • EXCELLENT COMMUTING LINKS • APPROX SIZE: 536 SQ/FT • PREMIUM/GOODWILL £40,000

Description

An outstanding opportunity to acquire a well-positioned retail premises extending to approximately 536sq Ft, prominently situated on the bustling London Road in the heart of Croydon. The property occupies a highly visible trading position with an attractive shop frontage, offering excellent exposure to both pedestrian and vehicular traffic throughout the day.

The accommodation comprises a spacious open-plan retail area, providing a flexible layout that can easily accommodate a variety of retail, showroom or service-based businesses. To the rear, the premises benefits from ancillary workspace and storage, together with a kitchenette and WC facilities, creating a practical and functional working environment for a range of occupiers.

The premises is available with approximately 19 years remaining on the existing lease, providing long-term security for an incoming purchaser. The passing rent is £13,500 per annum, with rent reviews every five years, representing an attractive occupational opportunity within one of Croydon's most established commercial locations.

Offered with a premium of £40,000, the property presents an excellent opportunity for owner-occupiers, investors or businesses seeking to establish themselves within a thriving retail parade. Its prominent position, affordable occupational costs and versatile accommodation make it suitable for a wide variety of commercial uses, subject to the necessary consents.

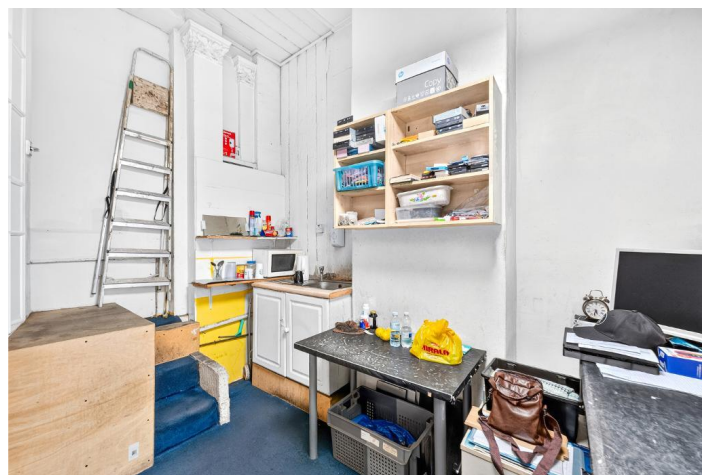
Location

The property occupies a prominent position on London Road (A235), one of Croydon's principal commercial thoroughfares linking Central Croydon with Thornton Heath and Norbury. London Road is a well-established retail destination, benefitting from consistently high levels of pedestrian and vehicular traffic and serving a large residential catchment area.

The immediate vicinity comprises a diverse mix of national retailers, independent businesses, cafés, restaurants, convenience stores and professional services, creating a vibrant trading environment that attracts customers throughout the day. The area continues to benefit from ongoing regeneration across Croydon, with substantial residential and commercial investment strengthening demand for local businesses and services.

The property is exceptionally well connected, lying within walking distance of West Croydon Station, which provides London Overground, Southern and Thameslink services, offering direct connections into Central London and surrounding areas. East Croydon Station, one of South London's major transport hubs, is also easily accessible and provides fast services to London Victoria, London Bridge, Gatwick Airport and Brighton. Numerous bus routes operate along London Road, while the nearby tram network further enhances connectivity across Croydon and neighbouring districts.

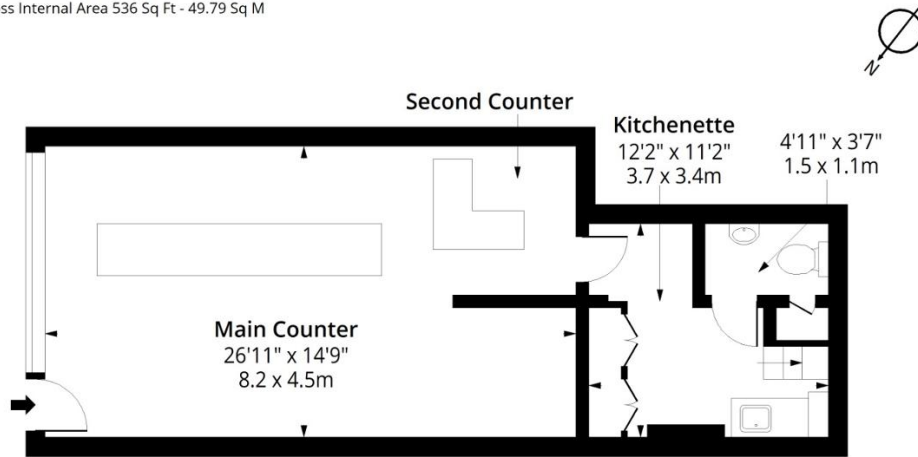
Combining excellent accessibility, a prominent trading position and a thriving surrounding business community, this location represents an outstanding opportunity for businesses seeking a well-connected and established commercial address.



Floorplan(s)

London Road CR0

Approx. Gross Internal Area 536 Sq Ft - 49.79 Sq M



Ground Floor

Floor Area 536 Sq Ft - 49.79 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 22/7/2026

Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		