



**SHW**

**MAKING  
PROPERTY  
WORK**

[SHW.CO.UK](http://SHW.CO.UK)

**TO LET**

**DOUBLE-FRONTED CLASS E UNIT – 1,542 SQ FT (143 SQ M)  
83-85 HIGH STREET, CROYDON CR0 1QF**

**DESCRIPTION**

- Double-fronted Class E unit
- 1,542 sq ft arranged over ground and basement floors
- The unit benefits from wall-mounted air conditioning
- Prominent location on Croydon High Street

**LOCATION**

The unit is located prominently on Croydon High Street. Local occupiers include Domino's, Greggs and Sainsbury's Local.

The property benefits from transport links with George Street Tram Stop, West Croydon Railway Station, East Croydon Railway Station and bus services all within close proximity.

**ACOMMODATION (NET INTERNAL AREA)**

	SQ FT	SQ M
<b>Ground</b>	<b>631</b>	<b>59</b>
<b>Basement</b>	<b>911</b>	<b>85</b>
<b>TOTAL</b>	<b>1,542</b>	<b>143</b>

**RENT**

£37,000 PAX.

**RATES**

The unit is described as Shops and Premises and the current Rateable Value is £38,000.

**VAT**

VAT will be chargeable on the terms quoted.

**LEGAL COSTS**

Each party to be responsible for their own legal costs.

**EPC**

The property has an EPC rating C.



**VIEWINGS – 020 8662 2700**

**Matt Morris**

t: 07894 692426

e: mmorris@shw.co.uk

**Richard Pyne**

t: 07901 821843

e: rpyne@shw.co.uk



@SHWProperty



SHW Property



SHW Property

**MAKING  
PROPERTY  
WORK**