

MAKING
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TO LET

RETAIL – 1,119 SQ FT (104 SQ M)
36 GEORGE STREET, CROYDON CR0 1PB

DESCRIPTION

The property comprises a ground floor retail unit. The property benefits from LED lighting, air-conditioning, a kitchenette and WC facilities.

LOCATION

The subject property is situated on popular George Street, within the parade between Wellesley Road and North End. The unit is located opposite George Street Tram Stop. George Street benefits from high footfall as it is the main pedestrian route from East Croydon station to the shopping core of Croydon.

Traders nearby include Primark, Barclays Bank, Five Guys, Taco Bell, Caffe Nero and Kokoro.

ACCOMMODATION (NET INTERNAL AREA)

	SQ FT	SQ M
GROUND	1,119	104
TOTAL	1,119	104

AMENITIES / OPPORTUNITY

- Arranged over ground floor, extending to 1,119 sq ft
- High footfall
- Main pedestrian route from East Croydon station to central Croydon

RENT

£40,000 Per annum exclusive.

TENURE

A new effective FRI lease for a term to be agreed subject to 5 yearly upward only rent reviews.

RATES

The current Rateable Value of the property is £44,750.

VAT

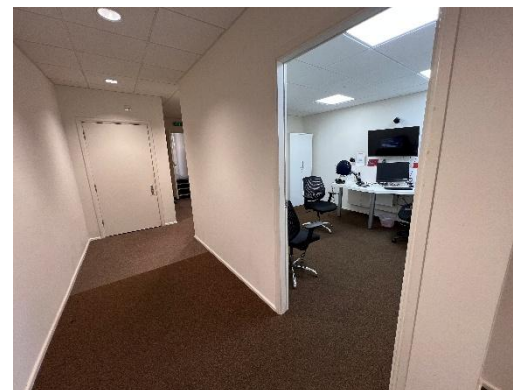
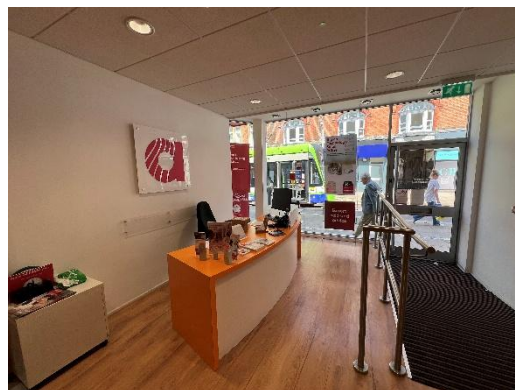
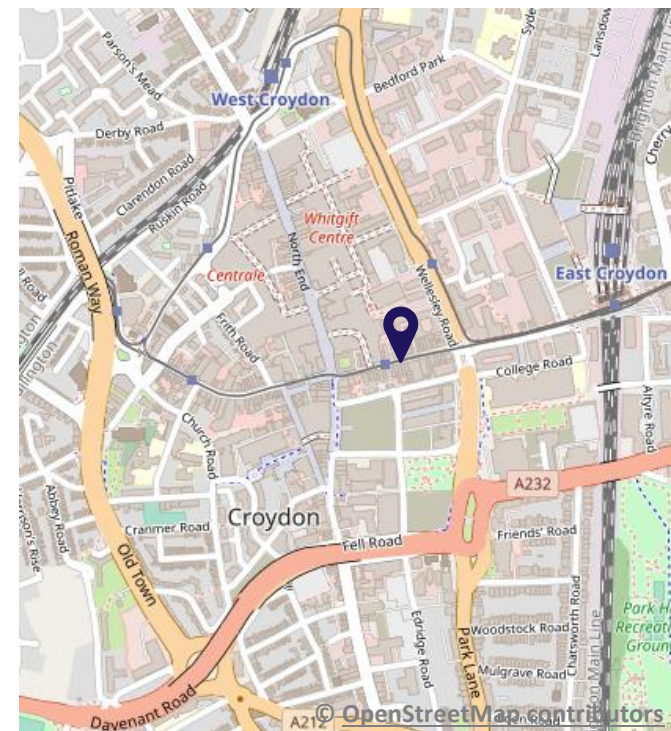
VAT is charged on the property.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

The property has an EPC rating B.



VIEWINGS – 020 8662 2700

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