



TRIPLE FRONTED SHOP TO LET

**HS HUGGINS STUART
EDWARDS**

**6-10 Brighton Road, South Croydon, CR2 6AA
£35,000 PER ANNUM EXCLUSIVE**

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6AA**

TO LET

Approx 2,605 sqft (241.96 sqm)

DESCRIPTION

Rare opportunity to occupy a large triple fronted retail unit in a prominent position on Brighton Road in South Croydon. The property benefits from substantial glazed frontage providing excellent display, a large open plan sales area, rear storage, WC, and rear access. The property has potential to be divided into smaller units if desired and is suitable for a variety of occupiers under Class E (Commercial Business & Service)

Retail Area	2,042 sqft	189.66 sqm
Ancillary	563 sqft	52.30 sqm
TOTAL	2,605 sqft	241.96 sqm

RENT

£35,000 per annum exclusive

LEASE

New lease. Terms to be agreed.

LOCATION

Situated on the West side of Brighton Road close to the junction with Warham Road and Selsdon Road. Nearby occupiers include Tesco Express, Natwest Bank an Alphega Pharmacy and Co-Op funeral care. Limited on-street parking is available in Selsdon Road and Nottingham Road adjacent to the Whitgift School playing fields. Brighton Road is a major thoroughfare between Croydon town

Centre & the M23 junction 8 which is 6.5 miles away. South Croydon train station is approximately 7 minutes walk away providing regular rail services.

RATES

Rateable value: £35,250. Rates payable at 49.9p in the £ (2023/24)

EPC

C-52

VIRTUAL TOUR

<https://tour.giraffe360.com/dcc2458a4b51470ab2b7e92aee5e6e23/>

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by appointment via sole agents Huggins Stuart Edwards.

CONTACT

Huggins Stuart Edwards – Croydon Office
102- 104 High Street, Croydon, CR9 1TN
T: 020 8688 8313
E: croydon@hsedwards.co.uk

DATE

September 2023

FOLIO NUMBER

30156

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

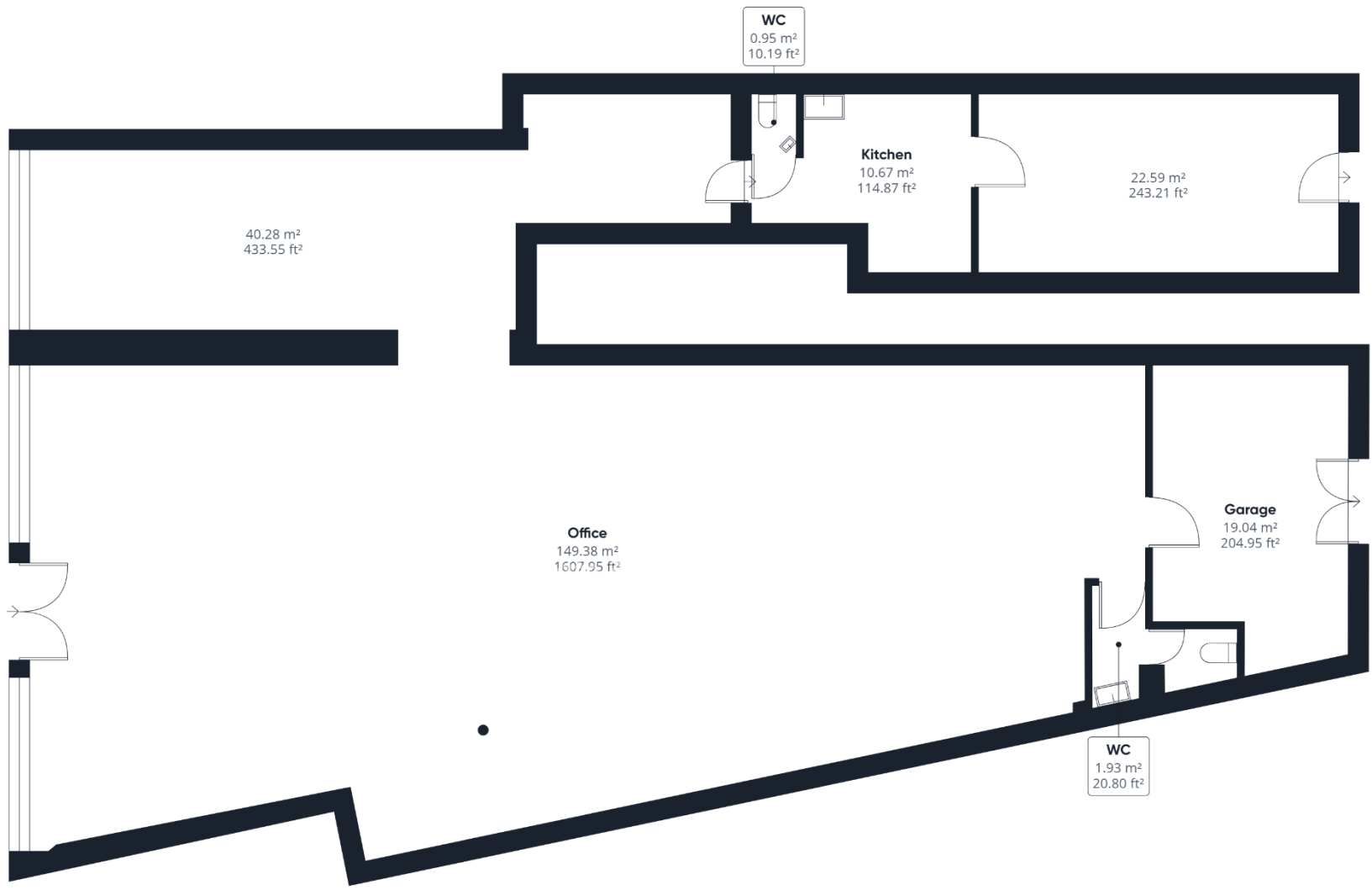
**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

102-104 HIGH STREET
CROYDON
CR9 1TN
020 8688 8313

APEX HOUSE
10 WEST STREET
EPSOM
KT18 7RG
01372 740555

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www.hsedwards.co.uk



Approximate total area⁽¹⁾

246.32 m²
2651.40 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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