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RICKY
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CLASS E UNIT TO LET

HS HUGGINS STUART
EDWARDS

345 Lower Addiscombe Road, Croydon, CR0 6RG
£17,000 PER ANNUM EXCLUSIVE

345 Lower Addiscombe Road, Croydon,
CR0 6RG

TO LET

Approx 683 sqft (63.47 sqm)

DESCRIPTION

Opportunity to occupy a prominent shop/office unit on the popular Lower Addiscombe Road close to the junction with Blackhorse Lane. The property is well presented and comprises a good sized sales area and shop front plus ancillary office space, a kitchenette and WC. The property benefits from air-conditioning, tiled flooring, suspended ceiling and spot lighting, and would be suitable for a variety of occupiers under Class E use.

Retail	482 sqft	44.80 sqm
Office/Ancillary	151 sqft	14.02 sqm
Kitchenette	50 sqft	4.65 sqm
TOTAL	683 sqft	63.47 sqm

RENT

£17,000 per annum exclusive

LEASE

New Lease. Terms to be agreed.

LOCATION

Situated close to the junction with Blackhorse Lane nearby occupiers include The Co-operative,

Addiscombe Pharmacy, and an Explore Learning Centre. Addiscombe Tram Stop is approximately 5 minutes' walk away. The A222, of which Lower Addiscombe Road forms part, is a popular thoroughfare between Croydon & Sidcup.

RATES

Rateable value: £10,250 Rates payable at 49.9p in the £ (2022/23). RV rising to £10,750 in Apr 2023.

EPC

C-68 (Expired) New EPC in the course of preparation.

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

FOLIO NUMBER

November 2022 30162

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

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