

**AKWABA
CHERI'S**
CARIBBEAN FOOD



EAT of EDEN
- VEGAN CUISINE -
Snake & Mongoose Grillbar



0 8649 8349
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RESTAURANT TO LET

**HS HUGGINS STUART
EDWARDS**

36 London Road, Croydon, CR0 2TA
O.I.R.O. £30,000 PER ANNUM EXCLUSIVE

36 London Road, Croydon, CR0 2TA

TO LET

Approx 1,002 sqft (93.06sqm)

DESCRIPTION

Opportunity to occupy a restaurant property in close proximity to West Croydon Station on the busy London Road. The property is arranged over raised ground floor level and is accessed via a shared front entrance. The property is well presented and features a front bar area, dining space, two kitchen areas and WCs.

The fixtures and fittings, including the near new kitchen equipment are available at an additional premium. Details available on application.

Alternative occupier types under Class E use will be considered.

Raised Ground Floor +Kitchen	958 sqft	88.97 sqm
Rear Kitchen	44 sqft	4.09 sqm
TOTAL	1,002 sqft	93.06 sqm

RENT

Offers Invited in the region of £30,000 per annum exclusive.

LEASE

New Lease. Terms to be agreed.

LOCATION

Located on London Road less than one minute's walk from West Croydon Station, which provides regular services to London Terminals. Other nearby occupiers include

Sainsburys Local, Lidl, Pizza Hut & Greggs. The property is within 2 minutes walk of North End, The Whitgift Shopping Centre and the Centrale Centre. The property is well served by bus routes and Tramlink services are available on nearby Station Road.

RATES

Rateable value: £24,250. Rates payable at 49.9p in the £ (2023/2024)

EPC

C-57

VIRTUAL TOUR

Coming Soon.

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

March 2023

FOLIO NUMBER

30185

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

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