



CAR SALES & WORKSHOP TO LET

HS HUGGINS STUART
EDWARDS

79-81 Morland Road, Croydon, CR0 6HA
£90,000 PER ANNUM EXCLUSIVE

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TO LET

Approx 12,601 sqft (1,170.65 sqm)

DESCRIPTION

Rare opportunity to occupy a large site close to Croydon town centre. The property comprises a self-contained building of offices and workshop on the ground floor with ancillary residential accommodation above. Surrounding the building is a substantial sales forecourt providing ample parking, for up to 70 cars.

Ground Floor Offices/Workshop	1,632 sqft	151.60 sqm
1 st Floor Residential	969 sqft	90.02 sqm
Forecourt (approx.)	10,000 sqft	929.03 sqm
TOTAL	12,601 sqft	1,170.65 sqm

RENT

£90,000 per annum exclusive.

LEASE

New Lease. Terms to be agreed.

USE

Suis-Generis (Vehicle Sales). Other uses will be considered subject to Planning Permission.

LOCATION

The property is situated on the North side of Morland Road, close to the junction with Stretton Road. The

property is approximately 15 minutes walk from East Croydon Station, which provides regular rail services to London Terminals, Gatwick Airport and Brighton as well as Tramlink services to Wimbledon & Beckenham. The property is well served by local bus routes and the M25 (Junction 6) is within 30 minutes drive.

RATES & COUNCIL TAX

Rateable value: £32,250. Rates payable at 49.9p in the £ (2024/25). 1st Floor in Council Tax Band A.

EPC

TBC (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
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DATE FOLIO NUMBER

June 2024 30250

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

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