



CLASS E UNIT TO LET

HS HUGGINS STUART
EDWARDS

214-216 St James' Road Croydon, CR0 2BW
£24,000 PER ANNUM EXCLUSIVE

214-216 St James' Road, Croydon, CR0 2BW TO LET

Approx 914 sqft (84.89 sqm)

DESCRIPTION

Opportunity to occupy a double fronted retail unit on the busy St James' Road. The property benefits from a good-sized retail area, forecourt parking for two cars, ancillary office/ storage and WCs. The property would suit a variety of occupiers under Class E.

Retail	763 sqft	70.86 sqm
Ancillary	151 sqft	14.03 sqm
TOTAL	914 sqft	84.89 sqm

RENT

£24,000 per annum exclusive

LEASE

New Lease. Terms to be agreed.

USE

Class E (Commercial Business & Service)

LOCATION

The property is situated on the South side of St James' Road, a busy throughfare, close to the junction with Lansdowne Road. The property forms part of a small but prominent retail parade and nearby local occupiers include Kwik Fit, an NHS Pharmacy among other independents. East Croydon Station is

approximately 10 minutes walk away via Lansdowne Road.

BUSINESS RATES

To be confirmed; the property has recently been subdivided and requires reassessment.

LEGAL COSTS

Each party to bear their own legal costs.

EPC

C-71

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

January 2025

FOLIO NUMBER

30286

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

10 WEST STREET
EPSOM
KT18 7RG
01372 740555

Huggins Stuart Edwards Commercial Ltd is a limited company registered in England & Wales. Company number 12280950. Registered office: 10 West Street, Epsom, Surrey, KT18 7RG. Huggins Stuart Edwards Commercial Ltd for themselves and for vendors or lessors of this property whose agents they are give notice that the particulars are set out as general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Huggins Stuart Edwards Commercial Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. The properties are offered subject to contract and being unsold or unlet and no responsibility is taken for any inaccuracy or expenses incurred in viewing. Huggins Stuart Edwards Commercial Ltd have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination or tested any of the services and no warranty is given or implied. The purchasers or lessees are responsible for making their own enquiries in these regards.

www.hsedwards.co.uk

