



CLASS E UNIT TO LET

HS HUGGINS STUART
EDWARDS

90 High Street, Croydon, CR0 1ND
£25,000 PER ANNUM EXCLUSIVE

90 High Street, Croydon, CR0 1ND

TO LET

Approx 870 sqft (80.83 sqm)

DESCRIPTION

Well-presented retail unit available to let in an excellent trading position on the High Street. The property benefits from return frontage, a good-sized retail area, side access via a shared alleyway, Kitchen & WC facilities, LED lighting and electric roller shutters.

Ground Floor	870 sqft	80.83 sqm
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RENT

£25,000 per annum exclusive plus VAT.

LEASE

New FRI Lease. Terms to be agreed.

LOCATION

Situated in a prominent corner position on the High Street the property. Centrally located adjacent to the Croydon Flyover the property is surrounded by a variety of businesses including retail, restaurants, offices, and other traders. East & West Croydon Stations are approximately 10 minutes walk away and the property is well served by local bus routes. The nearest tram stop on George Street is a 5 minute walk away.

RATES

Rateable value: £15,250. Rates payable at 49.9p in the £ (2024/25). Retail, hospitality and leisure rate relief currently discounts the rates payable by 75% for eligible occupiers. This is set to change to a 40% discount from April 2025 to 2026.

EPC

D-79

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

February 2025

FOLIO NUMBER

30293

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

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