

CHARTERED SURVEYORS – VALUERS COMMERCIAL & INDUSTRIAL ESTATE AGENTS
PROPERTY MANAGERS & BUILDING SURVEYORS

**CENTRAL CROYDON RETAIL UNIT
WITH A1/A2 USE
GROUND AND LOWER GROUND FLOOR
1,214 sq ft (113 sq m)
TO LET**

31 GEORGE STREET, CROYDON, SURREY, CR0 1LB



LOCATION:

The property is situated in a prominent location on the main thoroughfare from East Croydon Station to the town centre with significant footfall. Nearby occupiers include Wetherspoons, Paddy Power, Pizza Express, Tesco Express, Café Nero and multiple High Street Banks.

ACCOMMODATION:

Ground floor retail unit with the following approximate areas:

Sales/retail area	407 sq ft (38 sq m)
Lower ground floor:	
Office space	677 sq ft (63 sq m)
Storage	130 sq ft (12 sq m)
Total area	1,214 sq ft (113 sq m)



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PAUL. S. LACK BSc FRICS RICHARD G WOODS BSc FRICS
ASSOCIATE: JERRY C TAYLOR FRICS

Regulated by RICS

IMPORTANT ATTENTION IS TO THE NOTICE OVERLEAF

TERMS:

The premises are available on a new full repairing and insuring lease for a period of years to be agreed.



RATEABLE VALUE: £28,956. Interested parties to make their own enquiries.

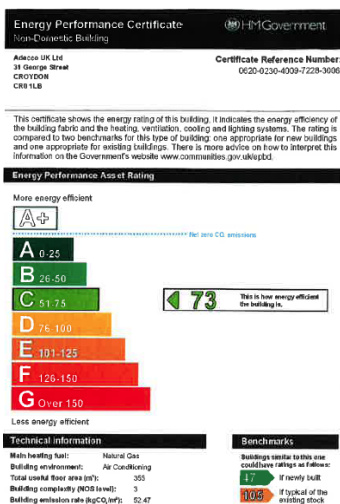
RENT: Offers in excess of £40,000 p.a.

SERVICES: None of the services have been tested and all interested parties should make their own enquiries.

VAT: Rent quoted is exclusive of VAT, if applicable.

LEGAL COSTS: Each party to bear their own legal costs

VIEWING: Viewing strictly by appointment through sole agent:



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SUBJECT TO CONTRACT
(January 2019)

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website. (www.commercialeasecodeew.co.uk)

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