

TO LET
Large Ground Floor Corner Retail Unit

Rent £45,000 pa



19-25 Lower Addiscombe Road, Croydon, CR0 6PQ

- Total NIA Approx 3,771 Sqft (Basement/Ground Floor)
- Currently trading as Electrical Wholesaler/Suppliers
- The ground floor could be ideal for a convenience store/retailer
- Parking Available



106 Merton High Street
London
SW19 1BD
Tel: 020 8715 9444
Fax: 020 8715 9474

Email: enquiries@drakesfield.co.uk
Web: www.drakesfield.co.uk
Company Reg No: 3631397
VAT Reg No: 736 3377 19

Location:

The property is situated on Lower Addiscombe close proximity to East Croydon and just off the main heart of Croydon shopping area.

The property shares the vicinity with a mixture of commercial and residential units on the same parade.

Description:

This property consists of 4 retail units with basement combined into one large retail store.

Ground Floor: Approx 2,601Sq ft (241.64 Sq m)

Basement: Approx 1,170Sq ft (108.70 Sq m)

We understand the current use to be A1 retail. Rely on your own search and landlord may consider change of use.

Tenure:

New FRI Lease with terms to be agreed.

Rent:

£45,000 per annum

Legal Costs:

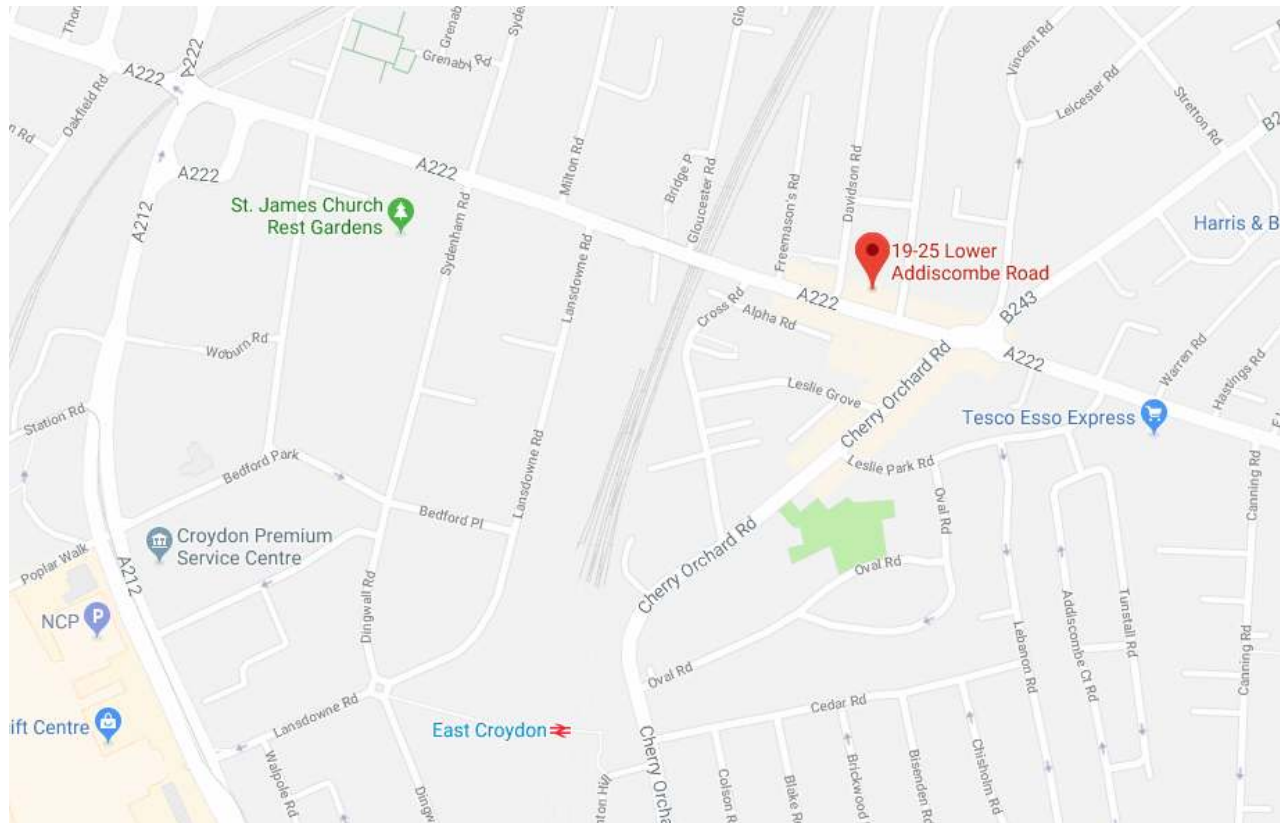
Both parties' legal costs are to be borne by the ingoing tenant.



106 Merton High Street
London
SW19 1BD
Tel: 020 8715 9444
Fax: 020 8715 9474

Email: enquiries@drakesfield.co.uk
Web: www.drakesfield.co.uk
Company Reg No: 3631397
VAT Reg No: 736 3377 19

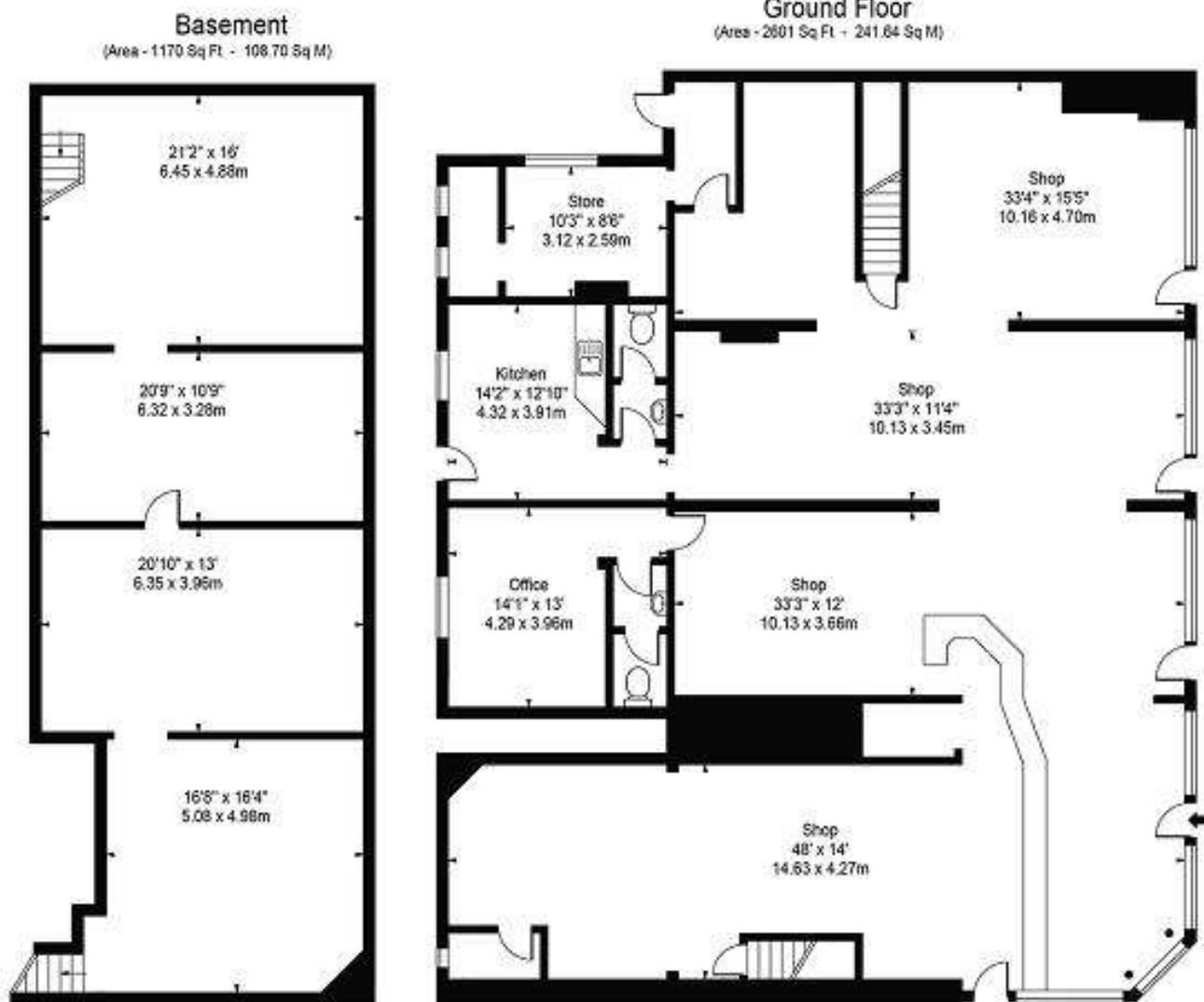
Map:



Note: Whilst every care is taken to ensure accuracy of these particulars no responsibility is taken for error, omission or miss-statement. No fixtures or fittings were tested. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.



FLOOR PLANS (Not-to-Scale):



Ground Floor: Approx 2601 Sqft / 241.64 SqM
Basement Floor: Approx 1170 Sqft / 108.70 SqM

**Total Gross Internal Area:
Approx 3771 Sqft / 350.34 Sq M**

Not To Scale

