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TO LET

CLASS E UNIT – 3,111 SQ FT (298 SQ M)

UNIT 3 HOWARD HOUSE, 32-34 HIGH STREET, CROYDON CR0 1YB

DESCRIPTION

- Class E unit, suitable for a range of uses including Retail, Restaurant, Bar, Gym
- 3,111 sq ft arranged over upper and lower basement floors
- Previously used as a restaurant
- Located within The Arcade with access to the High Street and Surrey Street
- Nearby occupiers include Nandos, VUE Cinema, Five Guys and other local businesses

LOCATION

The unit is located within The Arcade, Croydon, with access through to both the High Street and Surrey Street.

The property benefits from transport links with George Street Tram Stop, West Croydon Railway Station, East Croydon Railway Station and bus services all within close proximity.

ACOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
TOTAL	3,111	298

RENT

£20,000 PAX.

SERVICE CHARGE

There will be a service charge to cover the upkeep of the common areas.

RATES

The unit is described as Restaurant and Premises and the current Rateable Value is £18,757.

VAT

VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party to be responsible for their own legal costs.

EPC

The property has an EPC rating B.



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