



**CLASS E UNIT TO LET**

**HS** HUGGINS STUART  
**EDWARDS**

109 Church Street, Croydon, CR0 1RN  
£11,000 PER ANNUM EXCLUSIVE

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## TO LET

Approx 768 sqft (71.39 sqm)

### DESCRIPTION

Well-presented ground floor lock-up-shop/office situated in a prominent position on Church Street/Reeves Corner. The property benefits from a good-sized frontage and sales area, with basement storage & an electric roller shutter.

Ground Floor Retail	378 sqft	35.14 sqm
Basement	390 sqft	36.25 sqm
TOTAL	768 sqft	71.39 sqm

### RENT

£11,000 per annum exclusive

### USE

Class E- Commercial Business & Service.

### LEASE

New lease to exclude the security of tenure and compensation provisions of the Landlord & Tenant Act 1954 Part II, terms to be agreed.

### LOCATION

The property is situated in a prominent position on Church Street at the junction with Reeves Corner & Drummond Road. The property is well located for

public transport with the Church Street Tram Stop being less than 1 minute away and a bus stop benefitting from regular services to and from West Croydon Station and St George's Hospital.

### RATES

Rateable value: £11,000. Rates payable at 49.9p in the £ (2025-26). *Occupiers may be eligible for 100% Sall Business Rate Relief. Occupiers to satisfy themselves as to eligibility.*

### EPC

C-84

### 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 FOLIO NUMBER

Nov 2025 30328

### SUBJECT TO CONTRACT

**Important: See Disclaimer Notice to the Right.**



**HUGGINS STUART  
EDWARDS**

**COMMERCIAL ESTATE AGENTS  
PROPERTY CONSULTANTS**

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