



2-8 Park Lane, Croydon, London, CR0 1JA

Prime Park Lane retail/leisure unit in Croydon town centre with strong frontage, high footfall and excellent transport links.

Key Points

- Substantial character building in prominent corner position extending to approximately 7,720 sq ft
- Function Space for Hosting Events
- Good Natural Light with Large Windows and Interior Exposed Brick
- Exterior Porch Area
- Prime Corner Unit on Park Lane with Strong Footfall
- Professional Kitchen Facilities
- Baby Changing Facilities
- Located on established leisure and hospitality pitch close to Wagamama

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Summary

Available Size	7,720 sq ft
Rent	£150,000 per annum
Rates Payable	Upon Enquiry
Service Charge	£5,734.89 per annum
Estate Charge	N/A

Description

A prime town centre retail/leisure opportunity at 2–8 Park Lane, Croydon, London CR0 1JA, prominently positioned on one of Croydon's busiest thoroughfares. The property comprises well-configured ground-floor retail/leisure space with strong glazed frontage and excellent visibility, arranged over multiple levels with ancillary/storage accommodation. This versatile unit benefits from established leisure use and presents an exceptional trading environment for occupiers seeking to capitalise on high pedestrian flow and strong local demand. Its configuration is ideal for restaurant, café, bar, or specialist retail concepts seeking a landmark presence in a vibrant town centre location.

Location

Situated on Park Lane in the heart of Croydon town centre, the property enjoys immediate proximity to major shopping streets, leisure destinations and transport hubs. East Croydon Station is within easy walking distance, delivering excellent links into London and surrounding commuter towns, while a broad mix of national and independent retailers, cafés and entertainment venues enhances the area's footfall levels. Croydon is also undergoing significant regeneration, further reinforcing its position as a major South London retail and leisure destination.

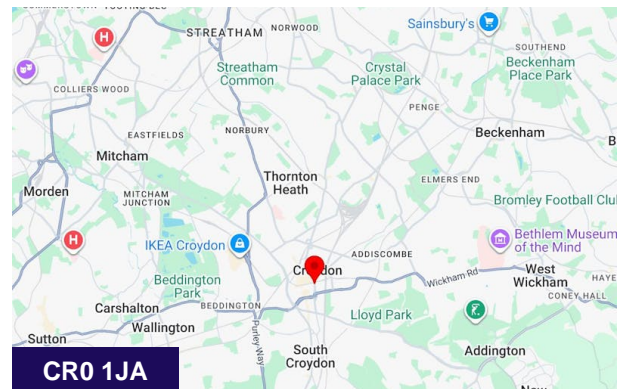
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	3,698	343.56	Available
Mezzanine	3,099	287.91	Available
Basement	923	85.75	Available
Total	7,720	717.22	

Terms

Available on a New Lease of £150,000 p.a. Outside of the 1954 act



Get in touch



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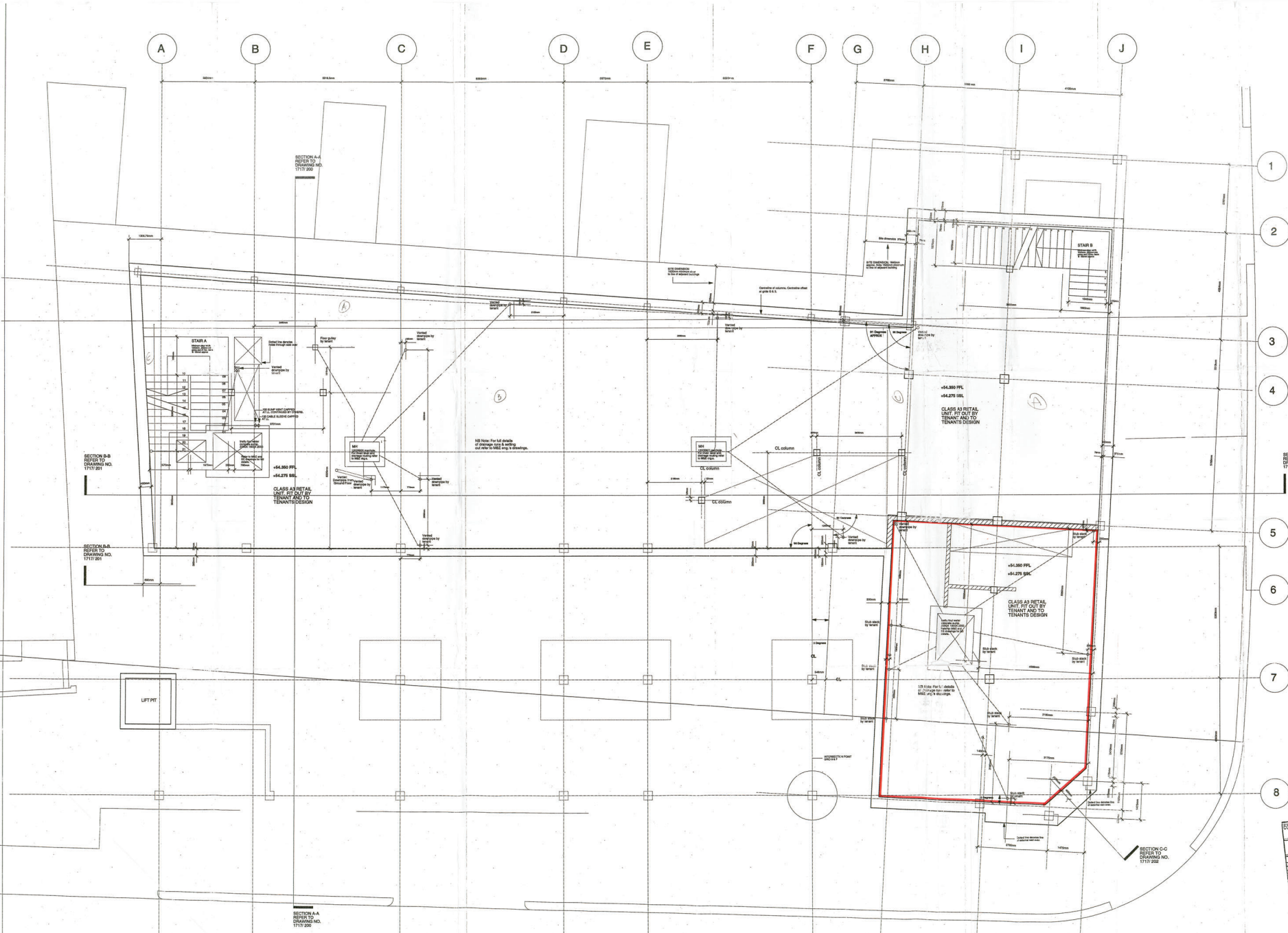
craigvanstraten@johndwood.com

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SECTION B-B
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 11717/001

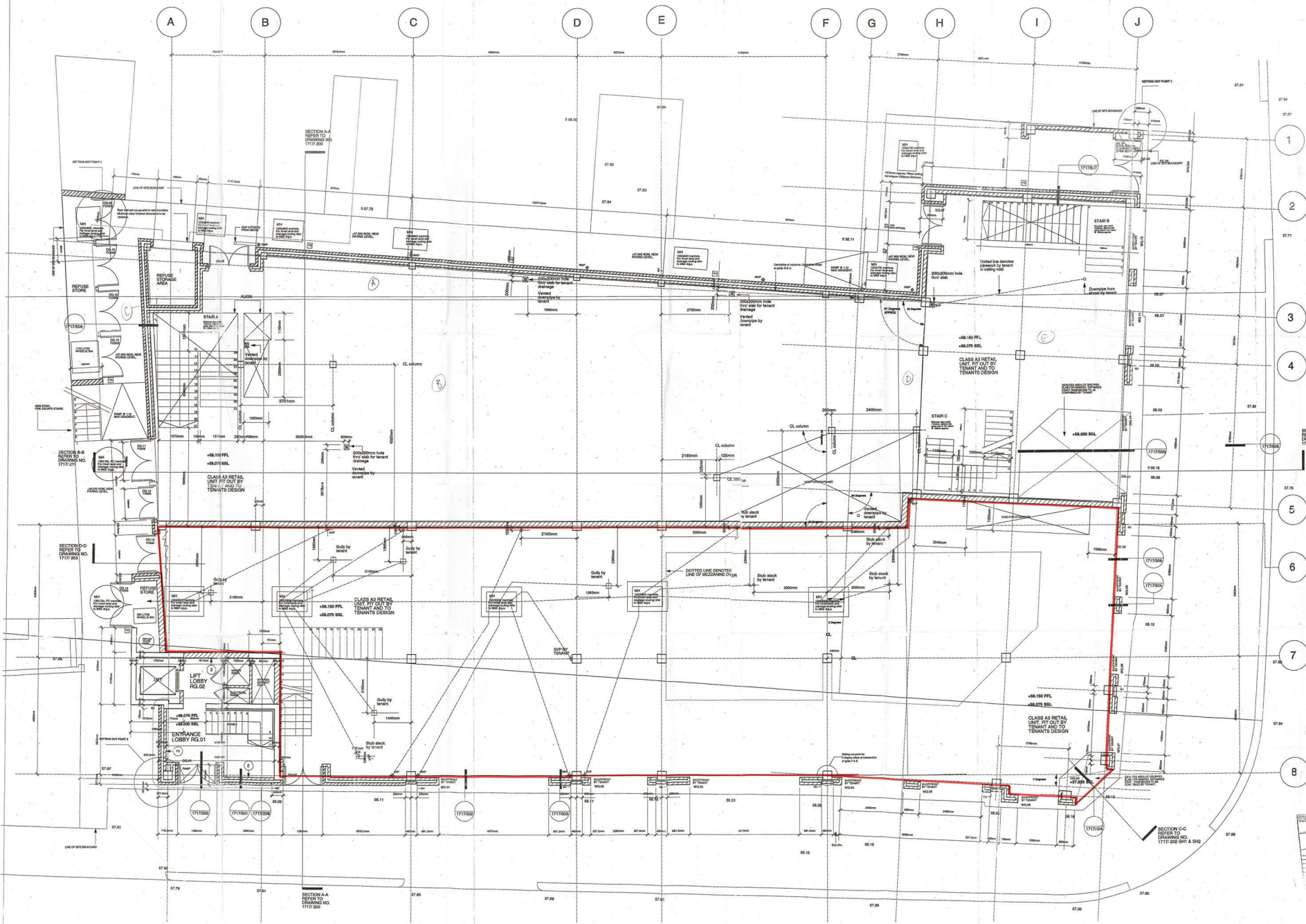
SECTION C-C
 REFER TO
 DRAWING NO.
 11717/001

COSTAN CONSTRUCTION LTD
 PARK LANE
 BOSTON
 07 DEC 09
 COSTAN CONSTRUCTION LTD

JESTICO + WHILES + ASSOCIATES LTD
 10000 SHEPPARD AVENUE EAST
 SUITE 1000 SCARBOUROUGH, ONTARIO M1S 1T7
 TEL: (416) 291-1000 FAX: (416) 291-1011
 WWW.JWASOCIATES.COM

JOB: PARK STREET CROYDON
 CLIENT: COSTAN CONSTRUCTION LTD
 SCALE: 1/8" = 1'-0"
 DATE: JAN 09
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 TITLE: BASEMENT PLAN
 DRAWING NO.: 11717/001

BASS - ALL BAR ONE



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SECTION B-B
 REFER TO
 DRAWING NO.
 1717/201

SECTION C-C
 REFER TO
 DRAWING NO.
 1717/201 SH1 & SH2

KEY

- (1) FINISHES
- (2) WALLS
- (3) FLOORS
- (4) CEILING
- (5) GLASS
- (6) METALS
- (7) PLASTER
- (8) CONCRETE
- (9) STRUCTURE
- (10) MECHANICAL
- (11) ELECTRICAL
- (12) SANITARY
- (13) LANDSCAPE
- (14) FURNITURE
- (15) LIGHTING
- (16) SIGNAGE
- (17) OTHER

CONSTRUCTION DATE
 07 DEC 2009
 DRAWING NO.
 1717/201
 DRAWN BY
 CHECKED BY
 APPROVED BY

JERTICO - WHILES + ASSOCIATES LTD
 1717/201
 1717/201
 1717/201

108 PARK STREET CROYDON
 COSTAN CONSTRUCTION LTD
 SCALE 1:50 DATE 04/08/09
 DRAWN BY
 CHECKED BY
 TITLE: GROUND FLOOR PLAN
 DRAWING NO. 1717/102 REV C

BASS - ALL BAR ONE

