



TO LET

**PROMINENT RETAIL UNIT – 2,751 SQ FT (255.57 SQ M)
UNIT A, 443A BRIGHTON ROAD, SOUTH CROYDON CR2 6EU**

LOCATION

The property is prominently located on the busy A235 Brighton Road Road in South Croydon.

The property is approximately 1.9 miles South of Croydon Town Centre and 0.8 miles North of Purley Town Centre. The A23 lies 1.1 miles to the south which connects to Junction 7 of the M25 motorway (7 miles).

Purley Oaks Station is approximately 200 metres to the south east and provides regular train services to London Bridge (22 minutes) and London Victoria (32 minutes) via East Croydon.

The property lies within the administrative area of the London Borough of Croydon.

DESCRIPTION

The property comprises a ground floor retail unit, extending to approximately 2,751 sq ft (sq m).

The unit forms part of a mixed-use development comprising 79 residential apartments.

The property is to be offered shell and core.

AMENITIES / OPPORTUNITY

- Prominent main road location
- 2,751 sq ft of ground floor space
- Offered shell and core
- Three-phase electricity
- Use Class E

RENT

£45,000 per annum exclusive.

RATES

We advise parties to undertake their own enquiries with the VOA.

TENURE

A full repairing and insuring lease is available on terms to be agreed.

VAT

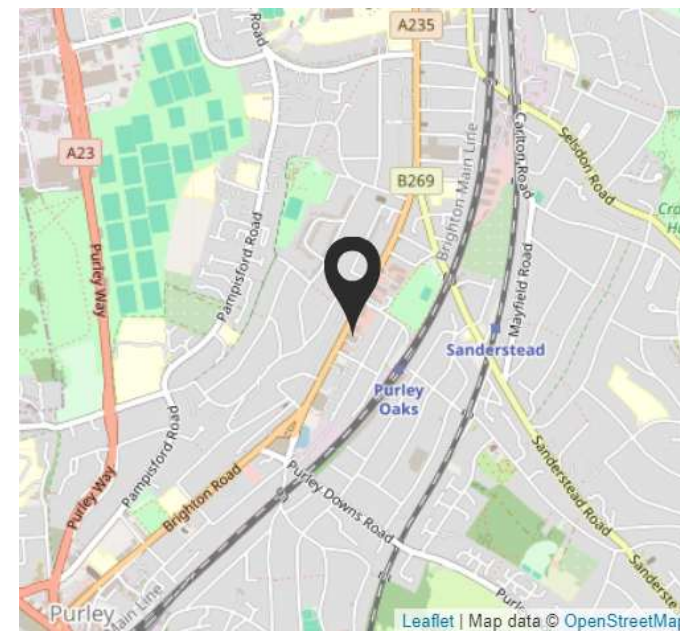
VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

The unit has an EPC rating of A



VIEWINGS

Matt Morris

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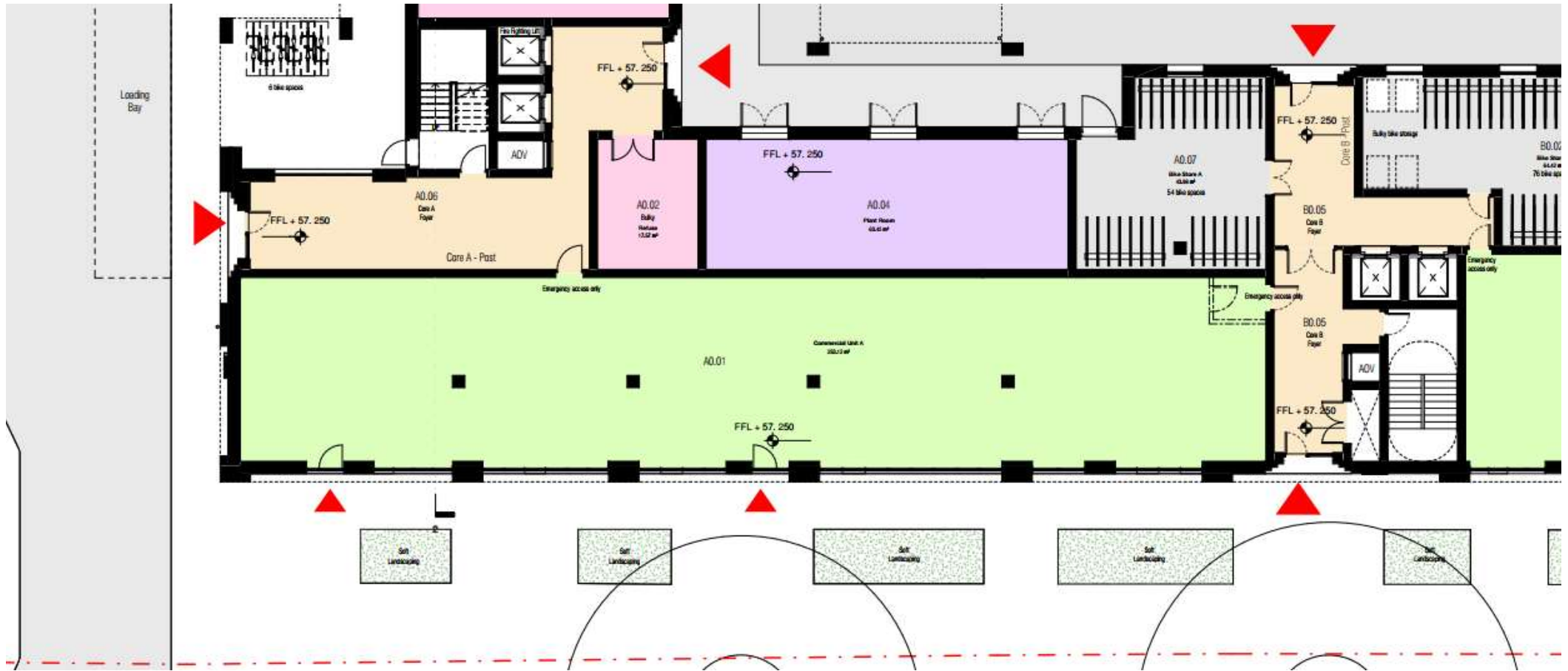


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