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TO LET

CLASS E UNIT – 5,091 SQ FT (473.03 SQ M)

3-7 MIDDLE STREET, CROYDON CR0 1RE

DESCRIPTION

The property is a Class E unit, currently operating as a function venue. The premises extends to 5,091 sq ft, arranged over basement, ground, first and second floors.

LOCATION

The unit is located on Middle Street, Croydon; in very close proximity to Surrey Street Market. The property is located within the Central Croydon Conservation Area, aimed at preserving special architectural and historic character.

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
Basement	184	17.13
Ground	1,895	176.01
First	1,969	182.96
Second	1,228	114.10
TOTAL	5,091	473.03

RENT

£75,000 PAX.

RATES

The unit is described as Shops and Premises and the current Rateable Value is £60,000.

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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