



**TO LET**



**£2,000 Per Calendar Month**

**Shop  
London Road, Croydon, CR0**

Crown Real Estate are proud to present a spacious ground floor retail unit A1/A2 licence shop in Central Croydon.

This shop is currently an icecream shop and is available immediately with vacant possession.

This modern and newly refurbished retail premises offers a large double corner fronted grey shop, inside a large customer area, separate rear kitchenette and a WC room.

This premises are ideal for any retail A1/A2 use and the landlord can provide a new short licence for one to three years on terms to be agreed.

Located on a busy London Road, West Croydon and also serve the surrounding area including Croydon University Hospital and making it easily accessible to many buses, trams and are within close proximity to West Croydon British Rail Station.

**A1/A2 Licence**

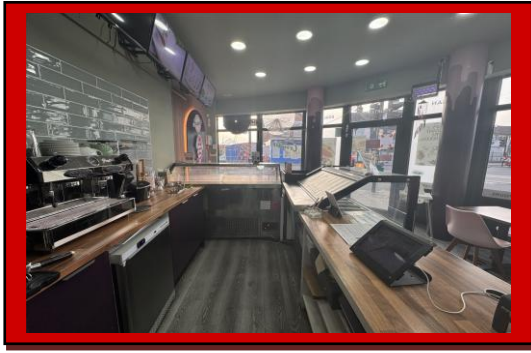
**AVAILABLE NOW!**

- Retail Unit
- A1/A2 Licence
- Vacant Possession
- Newly Refurbished
- Rear Kitchen
- WC Room
- Busy Area
- Near to West Croydon
- Transport Link
- Near to Amenities

**Streatham Office: Crown Real Estate, 145 Streatham High Road, London, SW16 6EG**

**Tel: 020 8684 6677 Mob: 07540 874 532 Fax: 0872 115 6090 Email: info@crownlets4u.co.uk**

**www.crownlets4u.co.uk**



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