



CLASS E UNIT TO LET

**HS HUGGINS STUART
EDWARDS**

Ground Floor, 102-104 High Street, Croydon, CR9 1TN
£3,750 PCM INCLUSIVE

Ground Floor, 102-104 High Street,
Croydon, CR9 1TN

TO LET

Approx 1,441 sqft (133.87 sqm)

DESCRIPTION

Opportunity to occupy a ground floor Retail /Office/Class E unit on flexible, inclusive terms. The property benefits from a large, glazed frontage providing excellent display, comprising a good-sized open plan sales area and private offices. Shared standard facilities are located in the basement and on the 2nd Floor. The space can be offered part-furnished or unfurnished.

GF 102	661 sqft	61.37 sqm
GF 104	780 sqft	72.5 sqm
TOTAL	1,441 sqft	133.87 sqm

LICENCE FEE

£3,750 per calendar month inclusive. Licence fee inclusive of rates and utilities but exclusive of telephone and internet costs.

Alternatively the ground floor of 102 High Street only can be occupied at a reduced licence fee of £2,500 per calendar month inclusive.

LICENCE

Short term licence to occupy for a period up to 6 months with opportunity to renew for a further 6 month period.

LOCATION

Centrally located close to the Croydon Flyover the property is surrounded by a variety of businesses including retail, restaurants, offices, and other traders. East & West Croydon Stations are approximately 10 minutes walk away and the property is well served by local bus routes. The nearest tram stop on George Street is a 5 minute walk away.

EPC

D-79

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
E: croydon@hsedwards.co.uk

DATE

August 2025

FOLIO NUMBER

30314

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

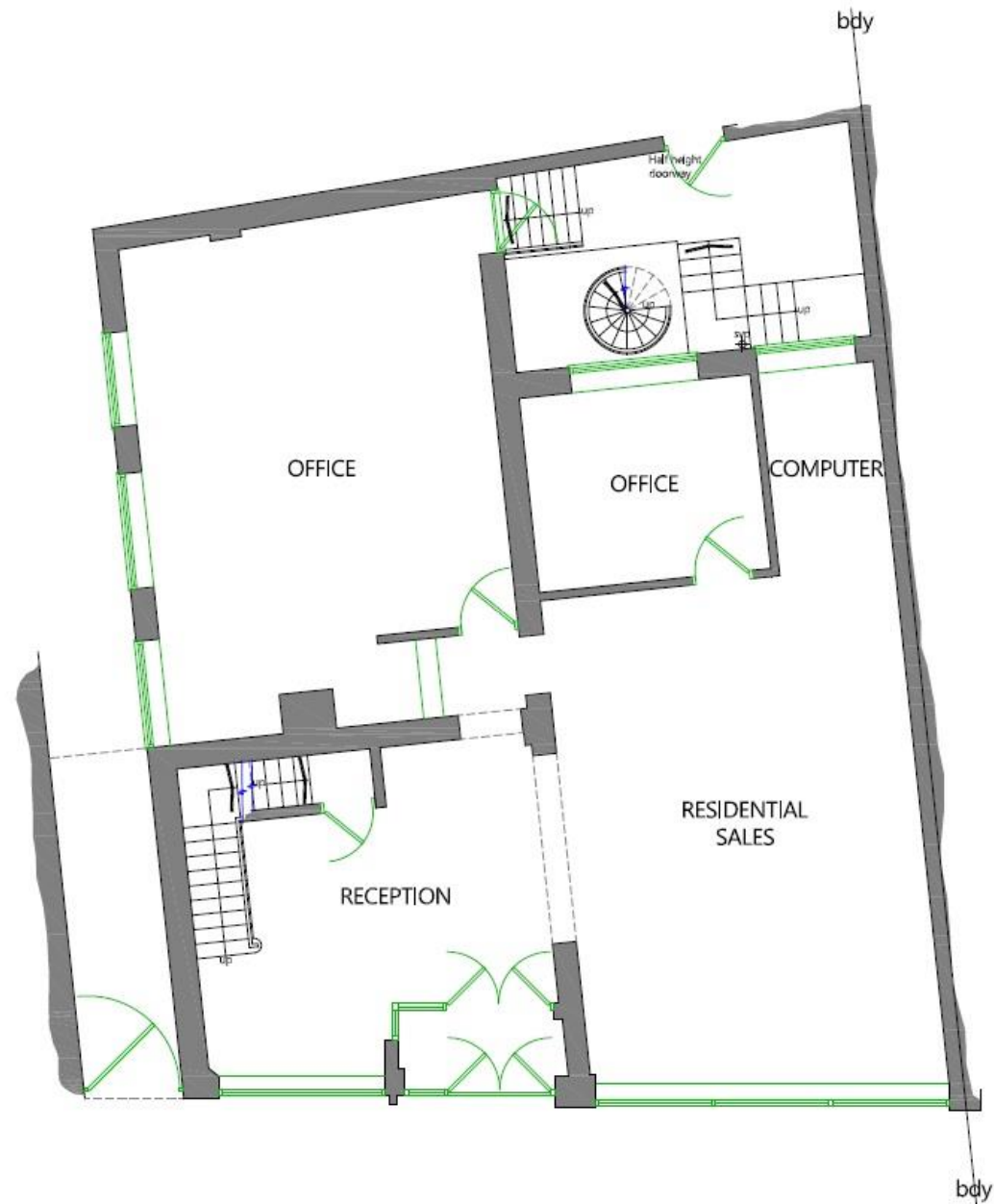
**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

102-104 HIGH STREET
CROYDON
CR9 1TN
020 8688 8313

10 WEST STREET
EPSOM
KT18 7RG
01372 740555

Huggins Stuart Edwards Commercial Ltd is a limited company registered in England & Wales. Company number 12280950. Registered office: 10 West Street, Epsom, Surrey, KT18 7RG. Huggins Stuart Edwards Commercial Ltd for themselves and for vendors or lessors of this property whose agents they are give notice that the particulars are set out as general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Huggins Stuart Edwards Commercial Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. The properties are offered subject to contract and being unsold or unlet and no responsibility is taken for any inaccuracy or expenses incurred in viewing. Huggins Stuart Edwards Commercial Ltd have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination or tested any of the services and no warranty is given or implied. The purchasers or lessees are responsible for making their own enquiries in these regards.

www.hsedwards.co.uk



GROUND FLOOR PLAN