

CROYDON – 72 NORTH END

PRIME SHOP TO LET IN BUSY PEDESTRIANISED LOCATION



LOCATION

The subject premises are located in a prime section in the centre of Croydon, opposite **Next** with other nearby occupiers including **Vision Express, Zara, Tesco Express, JD Sports, Footlocker** and **McDonald's**.

THE PROPERTY

The premises is arranged over ground, first and second floor levels offering the following approximate floor areas:

Ground Floor	-	95.8 m ²	1,031 ft ²
First Floor	-	53.2 m ²	573 ft ²
Second Floor	-	37.0 m ²	399 ft ²

NB – These areas have been provided to us by our client and are subject to verification.

EPC

The property has an EPC rating of C56. Certificate is available upon request.

COSTS

Each party is to be responsible for their own legal and surveyors costs incurred in the transaction.

LEASE

The premises are available on a new lease basis for a term to be agreed.

Quoting terms are available on application.

RATES

We are informed by the Local Rating Authority that the premises have been assessed for rating purposes as follows:-

Rateable Value	-	£47,250
UBR (2025/2026)	-	49.9p

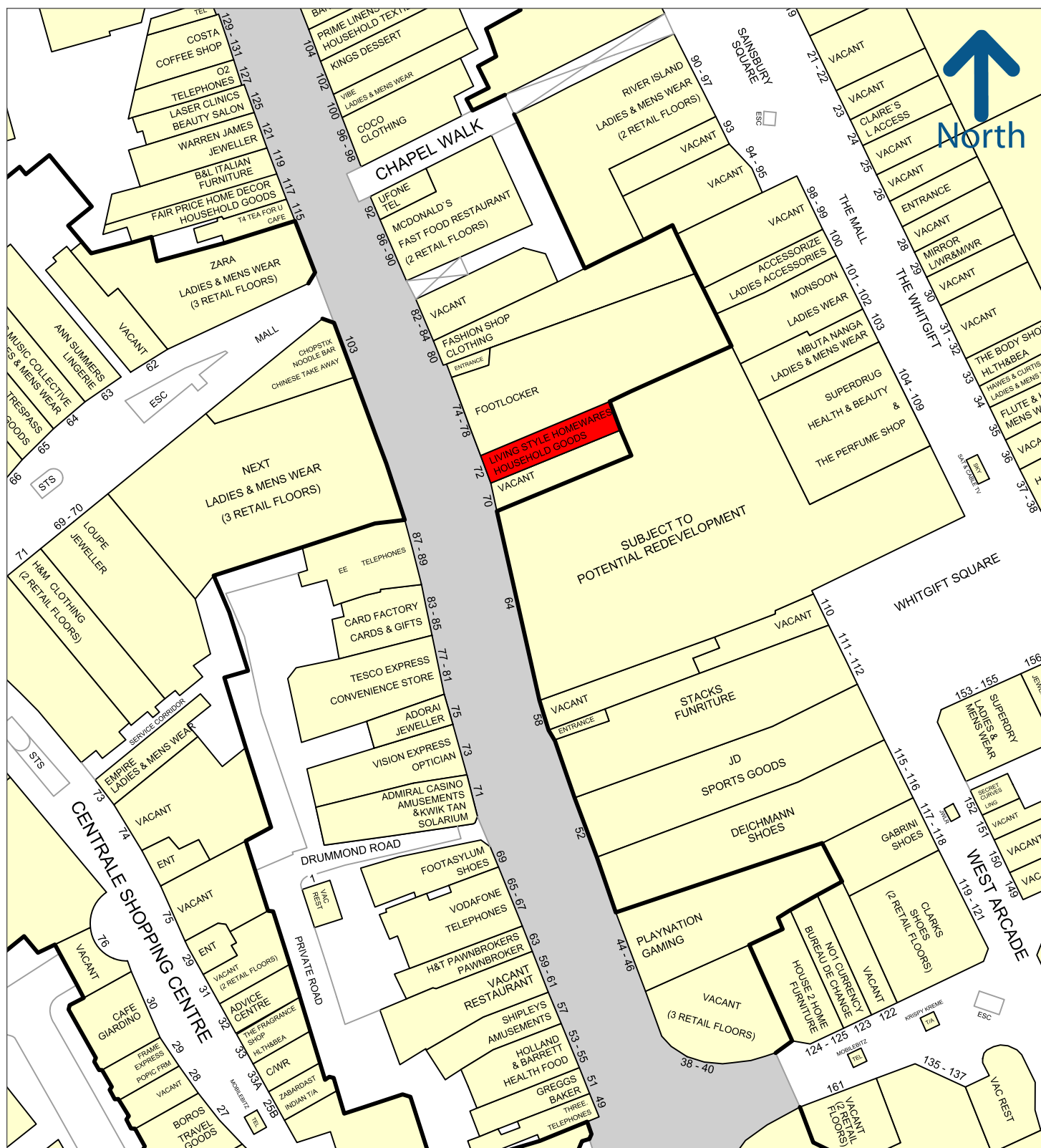
Various relief schemes are in existence and interested parties are recommended to make their own enquiries with the Business Rates Department of London Borough of Croydon - Tel: 020 8726 7000

INSPECTION

Viewings can only be carried out with prior notice by contacting:-

Mark Cherry markcherry@sprrg.co.uk

Tel: 020 7409 2100



50 metres

Experian Goad Plan Created: 11/02/2025
Created By: Smith Price RRG



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