




CROWN
LETS 4 U

TO LET



£21,600 Per Year / £1,800 Per Month

**Retail/Coffee Shop
London Road, Croydon, CR0**

Crown Lets 4u are proud to present a spacious ground floor retail unit A1/A2 licence shop in Central Croydon. This shop is currently a coffee shop and is available immediately with vacant possession and comes with all fixtures and fittings including all machineries and tables and chairs. 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. Only 5 minutes' walk to busy Croydon Town Centre as well as the Whitgift and Centrale shopping Centre.

Available Now! Call now for early viewings!

Premium: £13,000

AVAILABLE NOW!

Rent: £21,600 P/A (£1,800 PCM)

Premium: £13,000

Business Rates: tbc (Please call Croydon Council if you can get a business relief)

Tenancy Type: 1 to 3 years

Rent Review: Every 3 Years

Lease Type: Licence

Size: 861.04 Sq Feet
(80 Sq Meter) Approx.

Building Insurance: n/a

Solicitors Fees: n/a



Croydon Branch: 292 London Road, Croydon, Surrey, CR0 2TG

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