



SHOP TO LET



£20,000 PER YEAR / £1,666.66 PER MONTH

A1/A2/E SHOP
London Road, Croydon, CR0

 **PRIME LONDON ROAD RETAIL UNIT** 

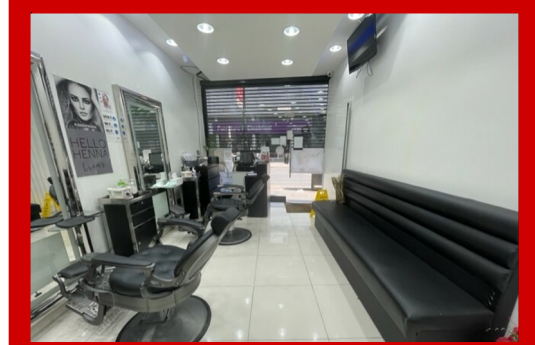
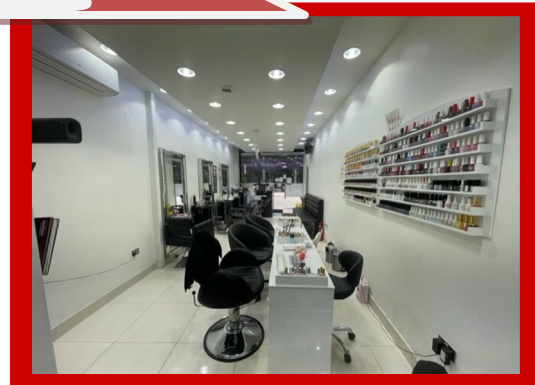
Crown Real Estate are delighted to offer this **exceptional ground floor A1/A2/E retail and professional premises**, prominently positioned on the **busy London Road, West Croydon**, benefiting from **very high footfall** and excellent visibility.

Currently operating as a **hair, beauty and nail salon**, the property is offered **with vacant possession** and is **ready for immediate occupation**. The unit has been **newly decorated** and features a **modern glass shopfront with electric security shutters**, making it highly attractive to passing trade.

The accommodation comprises a **large open-plan customer area**, a **separate rear treatment/consultation room**, kitchenette, WC, plus a **small private rear yard** and the rare added benefit of a **single garage to the rear**—ideal for storage or staff use.

This versatile premises is **perfect for beauty, retail, office, medical, or professional services** (subject to consent). The landlord offers **flexible terms**, with the option of a **short licence or a long-term lease**, appealing to both start-ups and established operators.

Strategically located moments from **Croydon University Hospital, West Croydon Station**, and multiple **bus and tram routes**, with **Croydon Town Centre, Whitgift and Centrale Shopping Centres** just a **5-minute walk away**.



A1/A2/E USE

AVAILABLE NOW!

Rent: £20,000 P/A (£1,666 PCM)

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

Tenancy Type: FRI Lease

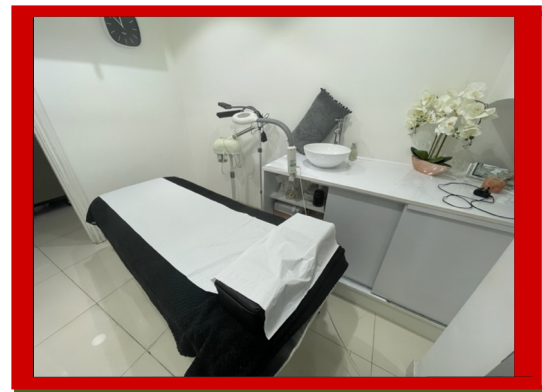
Rent Review: Every 5 Years

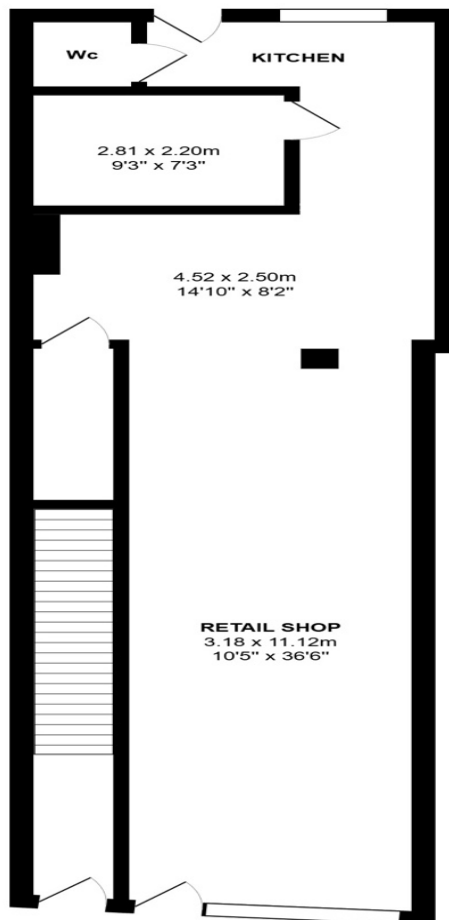
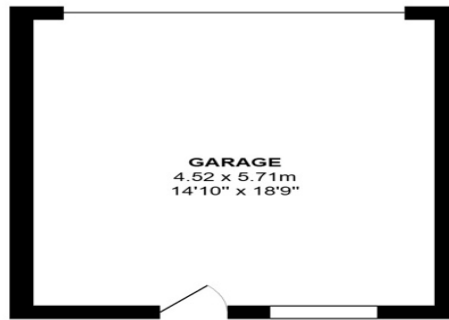
Lease Type: 5 to 10 years

Size: 1102 Sq Feet
(102.4 Sq Meter) Approx.

Building Insurance: tbc

Solicitors Fees: tbc





Total Area: 102.4 m² ... 1102 ft²

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

Tel: 020 8684 6677

Streatham Office: 145 Streatham High Road, London, SW16 6EG

Tel: 020 3870 9900

Tel: 020 8764 1111 **Fax:** 0872 115 6090 **Email:** info@crownlets4u.co.uk

www.crownlets4u.co.uk