



SOUTH CROYDON

281-289 BRIGHTON ROAD

CR2 6EQ

(A1/A2/A3/D1/D2 USE)

LOCATION

This unit forms part of a major new residential development close to the junction of Brighton Road and Sanderstead Road in South Croydon. Brighton Road is a busy main road linking the M25 to Croydon, with the unit being positioned in close proximity to both Purley Oaks Station and Sanderstead Station.

Part of the space is now let to Hot Yoga, and as such the remaining space is available to let.

ACCOMMODATION

The premises are arranged over the Ground Floor only, comprising the following approximate floor areas:

Ground Floor	1,700 sq ft	157.94 sq m
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TERMS

The premises are available by way of a new effectively full repairing and insuring lease for a term to be agreed.

RENTAL

£42,500 per annum exclusive.

SERVICE CHARGE

TBC

BUSINESS RATES

Rateable Value 2019	To be assessed
Rates Payable 2019/2020	To be assessed

Interested parties are advised to seek confirmation of this figure from the local Valuation Office

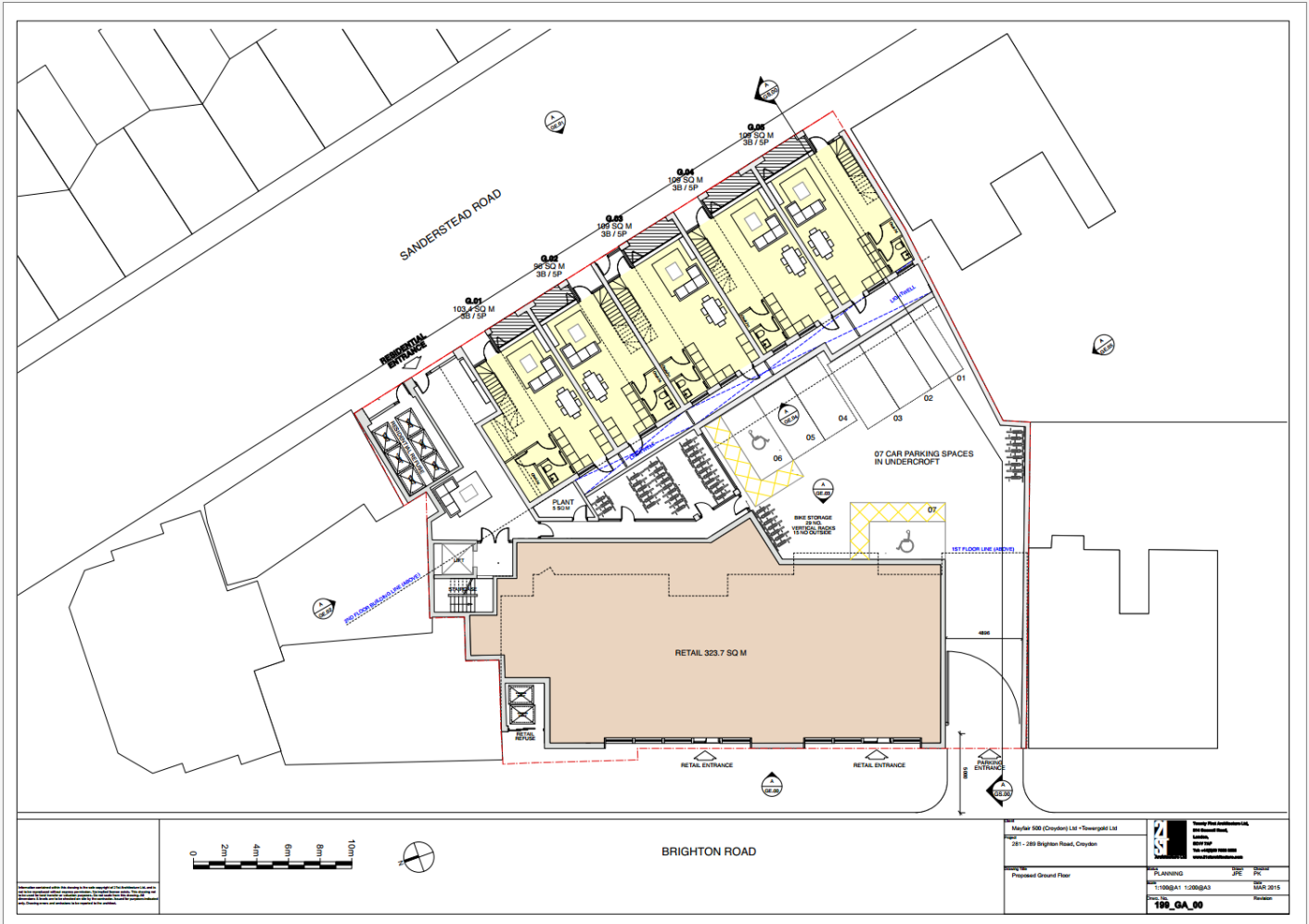
EPC

An EPC has been requested and will be provided as part of the legal pack.

FURTHER INFORMATION

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