



jamescommercial
property consultants

7-11 High Street | East Croydon, CR0 1QB
LARGE SELF-CONTAINED BASEMENT TO LET

7-11 High Street | East Croydon, CR0 1QB | LARGE BASEMENT TO LET

- self-contained basement space
- 380.89 m² (4,100 ft²) approx
- direct access from high street
- d2 (leisure) use
- rent: £4,000 per month
- located close to proposed westfield

DESCRIPTION

Self-contained basement space accessed directly from the high street and with a rear fire exit. Currently arranged as various rooms, which include some structural columns and dividing walls (which have the potential to be opened up, to suit certain uses/businesses).

The floor to ceiling height is approximately 2.5m. Alternative uses will be considered, such as A3 (Restaurant) or A4 (bar/club), Subject to Planning.

LOCATION

Situated in the centre of Croydon on the High Street, between George Street and Park Street. Neighbouring occupiers include; Five Guys, Blacks, Nat West, Turtle Bay, Post Office, Wetherspoon, Rawlings Opticians, Betfred, Foxtons, Debenhams and Barclays, together with other independent and local traders.

Whitgift and Centrale Shopping centres and Grants entertainment centre are all close by, housing a vast variety of multiple national retailers, restaurants, bars and cinema. The proposed new Westfield shopping centre will be situated on the opposite corner on George Street. Boxpark is next to East Croydon station, a few minutes walk away.

East Croydon mainline railway and Tramlink (George Street & Church Street) are within walking distance, providing services to central London, Clapham, Brighton, Gatwick, Bedford, Wimbledon and Beckenham. There are also various buses serving the area located on High Street and on Park Street.

ACCOMMODATION

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|----------|-----------------------|---------------------------|
| Basement | 380.89 m ² | 4,100 ft ² GIA |
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TENURE

New full repairing and insuring lease is being offered, on terms to be agreed.

BUSINESS RATES

The basement will have to be re-assessed. Please contact Croydon Council on 020 8726 7000 to request what the amount payable per annum might be.

VIEWING

Strictly by appointment only through sole agents: -

James Commercial 020 7127 8781 or info@jamescommercial.co.uk



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