



West Croydon Station

170 & 172 North End
West Croydon
CR0 1UF



A1 Retail Units Adjacent to Station Entrance

TO LET

833 sq ft & 968 Totalling 1,801 sq ft



Location

The retail units are situated adjacent to West Croydon station (zone 5) which offers Southern services to London Bridge and London Victoria as well as London Overground services. Passenger entrance and exit numbers as follows:

2010-11	▲ 3.323 million
2011-12	▲ 3.870 million
2012-13	▲ 4.301 million

In line with the wider regeneration of Croydon and the prospects of the new Westfield shopping centre a short distance from the subject property the passenger numbers could increase substantially. The area is due to benefit from this £1billion redevelopment commencing in 2016; formed of a collaboration between Hammerson and Westfield to deliver a mixed-use development combining retail, leisure and residential.

Croydon benefits from access from both West and East Croydon stations with extensive tram and bus links to London and easy access to the South via the A23/M23.

Legal Costs

Each party is to bear their own legal costs.

Floor Areas

	Sq ft	(m ²)
170		
Ground Floor	584	(54.28)
First Floor	384	(35.68)
Total	968	(89.96)
172		
Ground Floor	540	(50.14)
First Floor	293	(27.24)
Total	833	(77.38)

Rates

We have been informed by the London Borough of Croydon Council that the rateable values are **£27,500 (170)** and **£26,000 (172)**. The rates payable for 2017/18 equate to **£12,815 for 170** and **£12,116 for 172**. Interested parties should make their own enquiries.

EPC

An Energy Performance Certificate will be available following vacant possession of the building. Please contact the agents for further details.

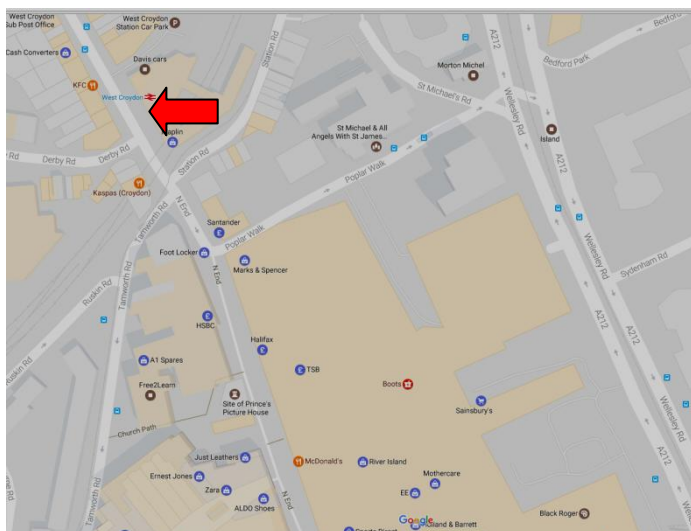
Terms

New leases are available for a term by agreement at a rent in excess of **£70,000 pa for both units or £35,000 per unit** exclusive, plus VAT. *Subject to Contract.*

Viewing

Viewings are available strictly by Appointment through GMW or our joint agent Stuart Edwards Fullmoon:-

Nicholas Judd - Nicholasj@grantmillswood.com
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