

Hooper

NAYLOR FRIEND

RAWORTH HOUSE • 36 SYDENHAM ROAD • CROYDON CRO 2EF
TEL 020 8766 0123 • FAX 020 8761 6472
EMAIL info@hoopernaylorfriend.co.uk

SHOP FRONTED
COMMERCIAL UNIT
TO LET

15 STAFFORD RD
CROYDON
CRO 4NG

LOCATION

The property is situated on the busy B271 Stafford Rd, which is the main road linking Croydon to Wallington, close to the junction with the A23 Purley Way and Waddon railway station.



DESCRIPTION

The property comprises ground floor shop fronted premises featuring a recessed entrance, and has been partitioned internally with a lightweight stud partitioning to form three separate areas, but could potentially be opened up to fully Open plan layout.

ACCOMMODATION

Frontage	4.58 m (15 ft)
Internal Width	4.38 m (14'4") narrowing to 3.83 m (12'6") then widening to 5.84 m (19'2") at the rear.
Shop Depth	11.33 m (37'2")
Total Area	52.12 m ² (561 ft ²) (approx)

Figures relating to accommodation are approximate and rounded down for the purposes of guidance, they should not be relied upon and potential occupiers are recommended to have a measured survey undertaken prior to making an offer.

TENURE

Available to let on a new lease on a full repairing and insuring basis for a term to be agreed.

USE/PLANNING

We understand the property currently falls within retail class A1 of the Current Town and Country (Use Classes) Order, but prospective tenants are advised to make their own enquiries of the local Planning Authority concerning existing and potential changes of use prior to offer.

RENT

An initial rent of **£10,000** per annum exclusive is sought.

V.A.T.

All rental and capital figures quoted within these details are exclusive of V.A.T. unless otherwise stated.

SUBJECT TO CONTRACT

Messrs HOOPER NAYLOR FRIEND for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. 2) no person in the employment of Messrs HOOPER NAYLOR FRIEND has any authority to make or give any representative warranty whatever in relation to this property.