

Hooper

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**SHOP FRONTED**  
**COMMERCIAL UNIT**  
**TO LET**

**15 STAFFORD RD**  
**CROYDON**  
**CR0 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**

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

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**