

Hooper

NAYLOR FRIEND

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# **COMMERCIAL UNIT** **TO LET**

**17 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 premises that were at one time occupied as a bank, featuring a double-door lobbied entrance, and which presently offers predominantly open plan accommodation with separate male and female WC accommodation.

## **ACCOMMODATION**

Frontage	5.93 m (19'6")
Internal Width	5.73 m (18'9") narrowing to 4.70 m (15'5")
Shop Depth	15.1 m (49'6")
Total Area	65.08 m <sup>2</sup> (700 ft <sup>2</sup> ) (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 has previously been occupied as offices, 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 **£11,500** 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.