



SHW

ENTIRE BUILDING – LEASE FOR SALE – 6096 SQFT
50-54 High Street and 53 & 54 Surrey Street, Croydon, CR0 1YB

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LOCATION

The subject property occupies a highly prominent location at the junction of High Street and Surrey Street. Locally this landmark building is known as "MilletsCorner". The area is a popular trading location and Surrey Street hosts the famous Surrey Street market

DESCRIPTION

The property consists of a two trading level shop property with a large retail frontage located at 50-54 High Street with the benefit of upper parts which can be accessed from Surrey Street and offer potential for the creation of residential space or offices STPP.

Also included are two shop properties on Surrey Street which are currently let at a combined rental of £23,000 pax

ACCOMMODATION

| | SQ FT | SQ M |
|--|--------------|---------------|
| <u>50/54 High Street (vacant)</u> | | |
| Ground floor Retail | 1,740 | 161.65 |
| First floor Retail | 1,420 | 131.92 |
| Second floor | 841 | 78.13 |
| Third floor | 955 | 88.72 |
| Basement | 284 | 26.38 |
| <u>Surrey St shops (let)</u> | | |
| Ground floor -53 Surrey Street | 453 | 42.04 |
| Ground floor 54 Surrey Street | 403 | 37.4 |

TENURE

Assignment of a FRI lease to expire 24/6/2050

- Ground rent only £600 pax
- No rent reviews.
- Income £23,000 pax from Surrey St shops
- Vacant retail unit.
- Vacant upper parts with potential

PRICE

Unconditional offers in the region of £875,000 are invited

VAT

VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

The property has an EPC rating of G

**VIEWINGS – 020 8662 2700**

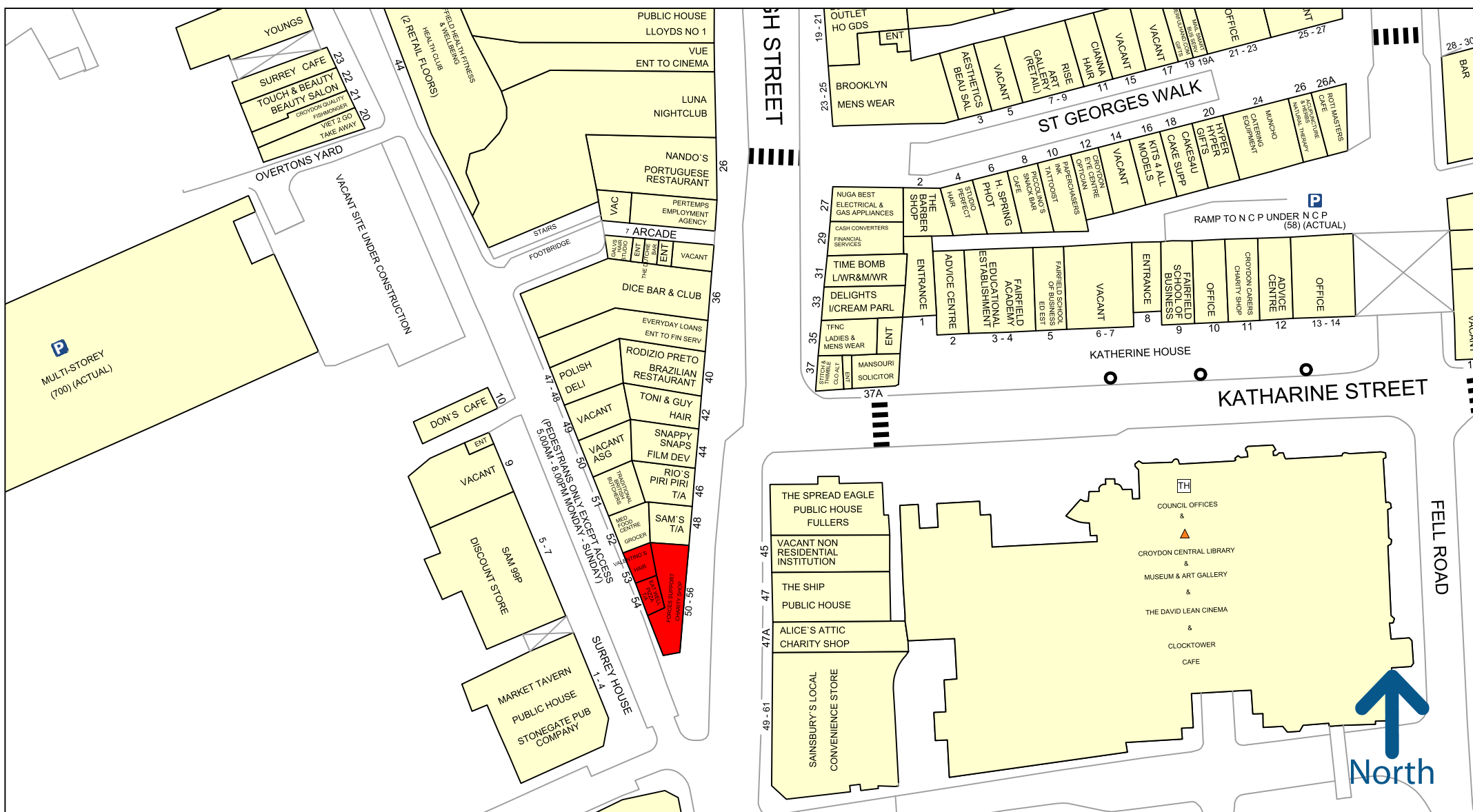
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50 metres

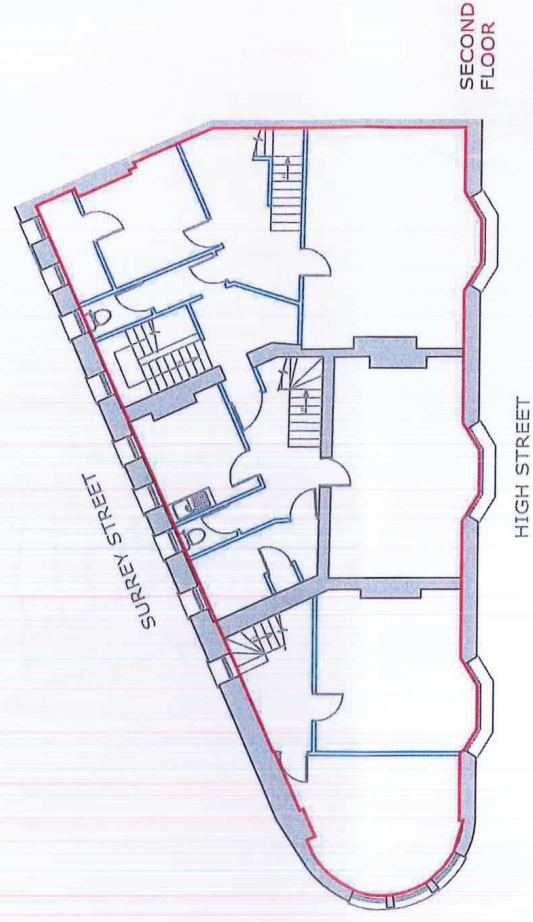
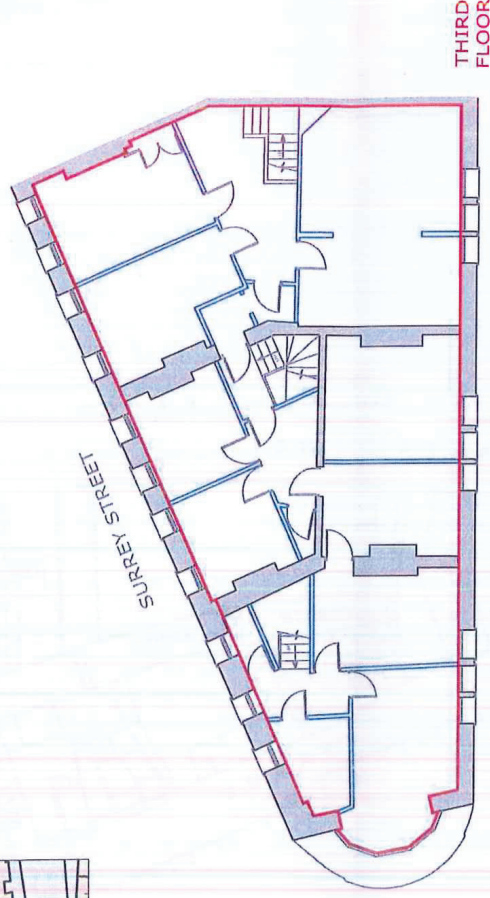
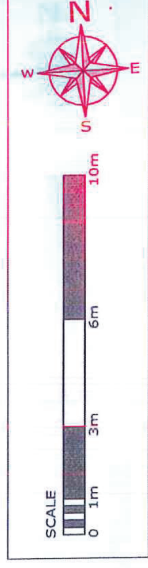
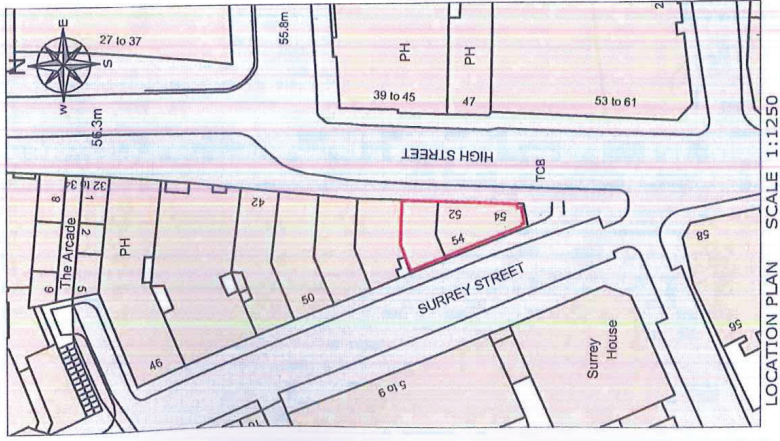
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Plan 2



PLEASE NOTE, THIS IS AN A4 PLAN, IT SHOULD NOT BE ENLARGED OR SHRUNK TO FIT, WHEN PRINTING SET THE SCALE TO 'NONE'

drawing address
50/54 HIGH STREET
CROYDON CR0 1YB

location/details
SECOND AND THIRD FLOOR
LEASE PLAN

date
19/02/13
dwg. no.
PP2133-04

scale
1/200
sheet
A4

PRINCIPAL
PLANS

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