



**jamescommercial**  
property consultants

12-19 Surrey Street | Croydon | CR0 1RG

**NEW BUILD COMMERCIAL UNIT TO LET**

- ground floor
- 42.73 m<sup>2</sup> (460 ft<sup>2</sup>)
- 'e' use class
- shell unit available immediately
- only one unit remaining
- town centre location

## DESCRIPTION

Ground floor commercial unit, offered in a shell condition with services capped off, ready for tenants fit out.

We understand that the premises has an 'E' Use Class, so the following uses are permitted without the need for a change of use; Retail, Office, Educational, Medical, Training and Leisure.

## LOCATION

The premises are located in a prominent position within a mixed use scheme beneath Bridge House, an eight-storey building comprising 75 apartments.

Situated on the busy Surrey Street Market on the corner of Overtons Yard, near Exchange Square, Surrey Street Multi-Storey 'Q' Car-Park, behind the High Street and Grants Entertainment Centre (which can be accessed via a public foot bridge and steps).

Neighbouring occupiers include; Nuffield Health Gym, Spy Missions, Anytime Fitness, Iceland, Dabners, KFC, Pure Gym, as well as other independent and local traders.

East Croydon mainline railway station is within walking distance, providing services to Clapham Junction, London and Gatwick Airport. There are also buses and trams serving the area, located close by on the George Street.

## ACCOMMODATION

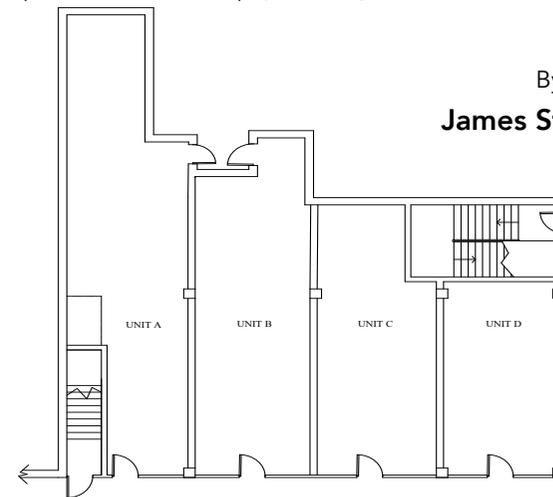
Unit A	71.07 m <sup>2</sup>	765 ft <sup>2</sup>	<b>Under Offer</b>
Unit B	51.10 m <sup>2</sup>	550 ft <sup>2</sup>	<b>Under Offer</b>
Unit C	42.73 m <sup>2</sup>	460 ft <sup>2</sup>	<b>£13,500 pax</b>
Unit D	34.37 m <sup>2</sup>	370 ft <sup>2</sup>	<b>Under Offer</b>

## TERMS

Full Repairing & Insuring Leases are being offered, on terms to be agreed. There will be a Service Charge (circa £1,000 per annum) in addition to the rent and Business Rates.

## BUSINESS RATES

The rateable values are yet to be assessed. Please contact Croydon council on 020 8726 6000 to request what the rates payable might be.



## VIEWINGS

By appointment through sole letting agents:  
**James Stefanopoulos or Ashley Brudenell**