



**jamescommercial**  
property consultants

304 London Road | **Croydon, CR0 2TJ**  
**PROMINENT SHOP/OFFICE TO LET**

# 304 London Road | Croydon, CR0 2TJ | PROMINENT SHOP/OFFICE TO LET

- ground floor
- former estate agents office
- 101.27 m<sup>2</sup> (1,090 ft<sup>2</sup>) approx
- a2 (financial services) & a1 (retail) uses
- rent: £17,950 per annum exclusive
- no premium

## DESCRIPTION

Ground floor shop currently arranged as a front sales area, separate rear office, kitchen and single WC. Free customer car parking can be found directly opposite, in designated bays from Monday to Saturday 9am - 5pm.

We understand that the premises have A2 (Professional & Financial Services) and A1 (Retail) uses.

## LOCATION

Situated on London Road (A235), between Elmwood Road and St James's Road (A213) in West Croydon. Mitcham Road (A236), Whitehorse Road (A212) and Purley Way (A23) are all in close proximity, providing good vehicular access into central London, the M25 and Gatwick Airport. West and Central Croydon are both within walking distance, providing a vast choice of amenities, such as cafes, restaurants, convenience stores, gyms, hotels, Boxpark and currently two large shopping centres (there is also a new Westfield Shopping Centre proposed within the next few years).

West Croydon mainline railway, Tramlink and Bus stations are within walking distance, providing services to Victoria, London Bridge, Clapham Junction, Sutton, Highbury & Islington and Epsom. There are also various buses serving the area located on London Road.

## ACCOMMODATION

Ground floor	101.27 m <sup>2</sup>	1,090 ft <sup>2</sup>	NIA
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## TENURE

A new full repairing and insuring lease is available, on terms to be agreed.

## BUSINESS RATES

We understand that the current rateable value is £13,500. Please contact Croydon Council on 020 8726 7000 to confirm what the actual annual amount payable per annum will be.

## VIEWING

Strictly by appointment only, through sole letting agents: -

**James Commercial 020 7127 8781 or [info@jamescommercial.co.uk](mailto:info@jamescommercial.co.uk)**



✉ [info@jamescommercial.co.uk](mailto:info@jamescommercial.co.uk)

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