

A1 / A2 / A3 / A4 / D2 UNITS TO LET – SUBJECT TO PLANNING AND POSSESSION
2,849 FT² (284 M²) TO 5,044 FT² (469 M²)



20 & 24 - 28 GEORGE STREET, CROYDON, SURREY, CR0 1LB

LOCATION The properties are located in the London suburb of Croydon which is approximately 10 miles south of central London and approximately 8 miles north of junction 7 of the M25. East Croydon Stations which is approximately 500 m away and provides mainline services to London Victoria / London Bridge with fastest journey times of 16 and 17 minutes respectively and 37 minutes to Brighton. Trams from George Street stop have a journey time of 22 minutes to Wimbledon.

Croydon is currently undergoing much regeneration notably with Westfield Croydon's £1.4bn redevelopment which is due to start construction in early 2020 <http://thecroydonpartnership.com> with the George Street entrance sitting opposite the subject properties.

Currently, nearby occupiers include Caffè Nero, Five Guys, McDonalds, Nando's, Pizza Express, Taco Bell, Turtle Bay, Veeno, Vue (10 screens), Wagamama and Wetherspoon.

DESCRIPTION The properties are a mix of various uses and our clients will consider most uses subject to gaining the relevant planning permission from the local authority. The properties afford the following approximate GIAs:

	20		24 & 26		28		24-28	
	ft ²	m ²	ft ²	m ²	ft ²	m ²	ft ²	m ²
Ground	1,191	111	1,760	164	1,277	119	3,037	282
Basement	1,313	122	1,135	105	873	81	2,007	186
Mezzanine	345	32						
Total	2,849	265	2,895	269	2,150	200	5,044	468

BUSINESS RATES To be assessed.

TENURE The properties are available by way of new effective fully repairing and insuring leases for a term of years to be agreed, with regular rent reviews. The rent for 24-28 George Street is £160,000 per annum exclusive of any other outgoings. Rents for the smaller units are available upon application.

HOLDING DEPOSIT A holding deposit will be required to secure the property; the deposit will buy a period of exclusivity and will be held in the Selsian client account. Further details upon application.

PLEASE NOTE All figures quoted are exclusive of VAT which could be chargeable on the rent, rent deposit and premium / price, no services or equipment have been tested, no trade is sold or warranted, an EPC is available upon request, possession will be granted only upon completion of the legal formalities and each party is to bear their own legal costs.

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