

Lower Ground Floor Basement Area/Storage Space

**TO LET**

**020 8686 4400**

**GPCOMMERCIAL.CO.UK**



**G&P PROPERTY**  
COMMERCIAL FOCUS

 **38 High Street,  
Croydon, Surrey CR0 1YB**



**USE CLASS E  
BASEMENT STORAGE SPACE  
TO LET**

- Centrally located Lower Ground Floor
- Overhead lighting
- Good ceiling height

**Viewing by appointment**

G&P Property  
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Croydon  
Surrey, CR0 4HA

**020 8686 4400**

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### Location

The property is located in a prominent position on the pedestrianised section of Croydon High Street close to Grants Entertainment Centre opposite St George's Walk regeneration site. Nearby occupiers include Nandos, Toni and Guy and Five Guys. The premises are within close proximity of various town centre pubs and clubs.

**Sat Nav:** CR0 1YB

### Description/Accommodation

The premises comprise the lower ground floor/ basement of the building known as Metropolitan House. The area is suitable for storage, potentially other uses would be considered.

The space is predominantly open plan and is accessed via a single staircase from street level.

### Use

Use Class E

### Internal Area

Net internal areas as follows:

<b>Total</b>	<b>133.54 sq m</b>	<b>1437 sq ft</b>
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### Terms

A new Lease for a period to be agreed.

### Rent

The rent is £13,500 per annum plus VAT

### Business Rates

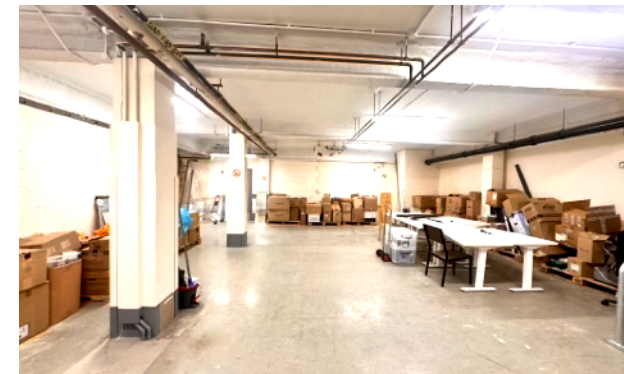
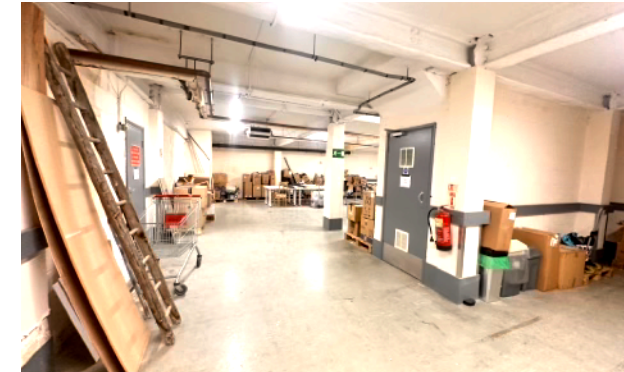
The Business Rates for this area is awaiting re-assessment.

### Legal costs

Each party to be responsible for their own legal costs.

### Energy Performance Certificate

Awaiting Energy Performance Certificate.



### Property Misdescriptions Act

G&P Property for themselves and for Vendors or Lessors of this property whose Agents they are, give notice that:

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