



NEXT PROPERTY  
COMMERCIAL

+44 (0) 207 118 0000

9 Greens Court, London, W1F 0HH

[www.nextproperty.co.uk](http://www.nextproperty.co.uk)

[info@nextproperty.co.uk](mailto:info@nextproperty.co.uk)



## 59 & 61 North End, Croydon, CR0 1TG

Substantial 5,765 sq ft Class E unit in a prime North End position, Croydon's leading retail location. Offering excellent frontage, high footfall and outstanding exposure within a vibrant commercial environment.

**Rent: £120,000 per annum**

## Description

**\*\*Prime Class E Retail Opportunity – North End, Croydon\*\***

A substantial **\*\*5,765 sq ft Class E premises\*\*** prominently positioned on **\*\*North End\*\***, widely regarded as Croydon`s premier retail destination and highest-performing shopping pitch.

Occupying a highly visible position on the town`s principal pedestrianised thoroughfare, the property benefits from an impressive frontage, exceptional prominence, and sustained levels of footfall throughout the day. The unit presents a rare opportunity to secure a flagship presence within one of South London`s most established retail locations.

The surrounding area is home to a strong mix of national occupiers, established retailers, popular cafés, and leisure operators, creating a vibrant trading environment that attracts a consistent and diverse customer base. Situated at the heart of Croydon`s commercial centre, the property benefits from excellent transport connectivity, strong consumer demographics, and outstanding exposure suitable for a wide range of Class E operators.

Class E (Retail, Leisure, Office, Medical and Other Uses)

Rent : £120,000 per annum

Lease: Available by way of a new full repairing and insuring lease, for a term to be agreed.

Business Rates: Interested parties are advised to make their own enquiries with the Local Authority. Rates payable may be subject to change.

Size(approx.):

Ground Floor Area : 2,400 sq ft

Lower Ground : 710 sq ft

Basement: 678 sq ft

First Floor (Pot. Sales): 1,305 sq ft

Second Floor :672 sq ft

Total : 5,765 sq ft

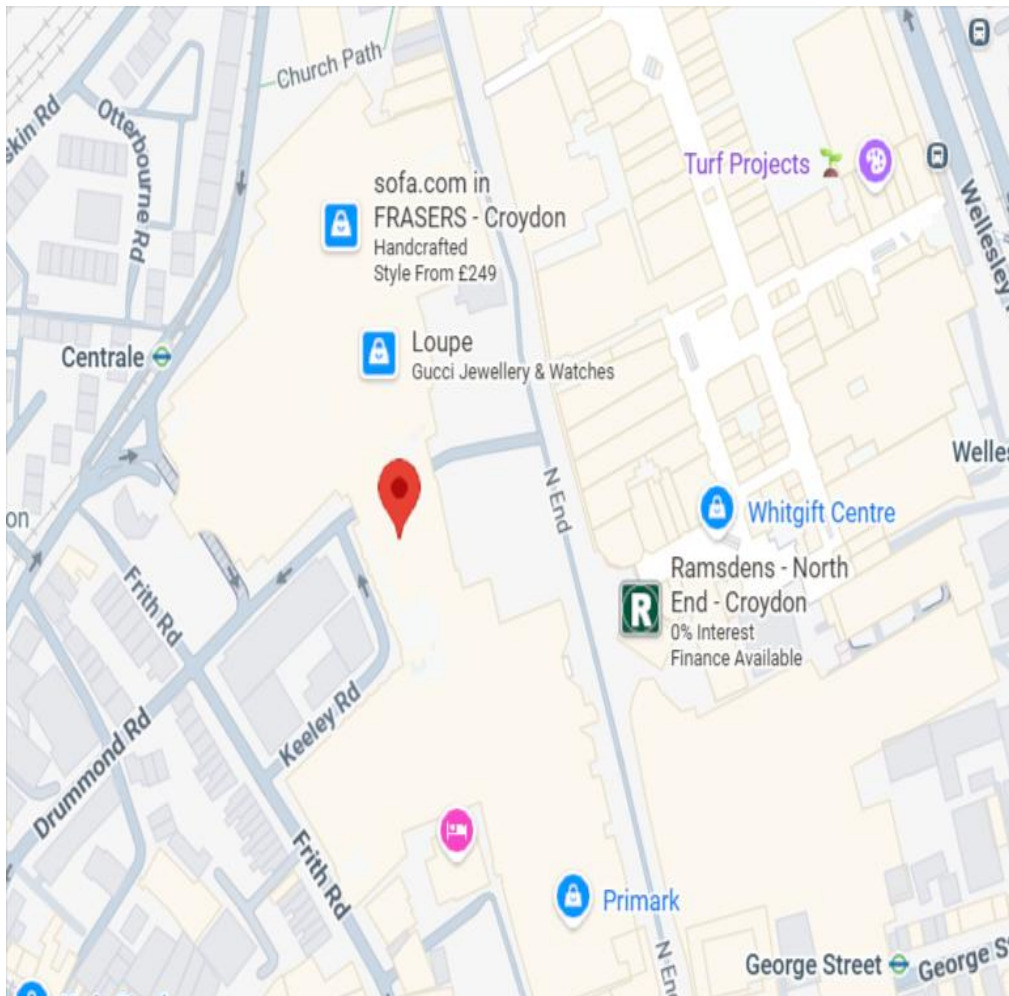
Legal Costs: Each party to be responsible for their own legal costs.

Viewing: By appointment through Sole Agents: Next Property Commercial  
0207 118 0000

fay.khan@nextproperty.co.uk

ashley.saye@nextproperty.co.uk

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