



UNIT 70

Green Dragon House,  
Croydon, Surrey,  
CR0 9XN

Local Occupiers Include

 GREGGS



# GREEN DRAGON HOUSE

UNIT 70

## DESCRIPTION

Parade of retail units in a prominent location catering to the local and convenience shopping market in the centre of Croydon. Situated in a busy High Street location close to the junction with Surrey Street. The surrounding area has been the subject of significant re-development and investment including the conversion of the upper office premises (Green Dragon House) to circa 100 luxury flats.

## UNIT SIZE

Total Area: 4,519 sq.ft (419.8 sq.m)  
Ground Floor: 3,790 sq.ft (352.1 sq.m)  
Basement: 729 sq.ft (67.7 sq.m)

## RENT

£80,000 per annum, exclusive of VAT

## BUSINESS RATES

Rateable Value: £77,500.

## SERVICES

All mains services are available.

## SERVICE CHARGE & INSURANCE

Service Charge: Further information available upon request.  
Insurance: £258

## ENERGY PERFORMANCE

EPC rating B. Further information available upon request.

## PLANNING

Subject to planning. The property falls under Planning Use Class E. It is the incoming tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

## LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.



4

Retail Units On-Site



4,519 sq.ft

Available



What Three Words  
cowboy.range.fairly

# GREEN DRAGON HOUSE

## SITE PLAN

M

# EVOLVE

part of M<sup>Core</sup>



**Harry Eades**

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### Viewing

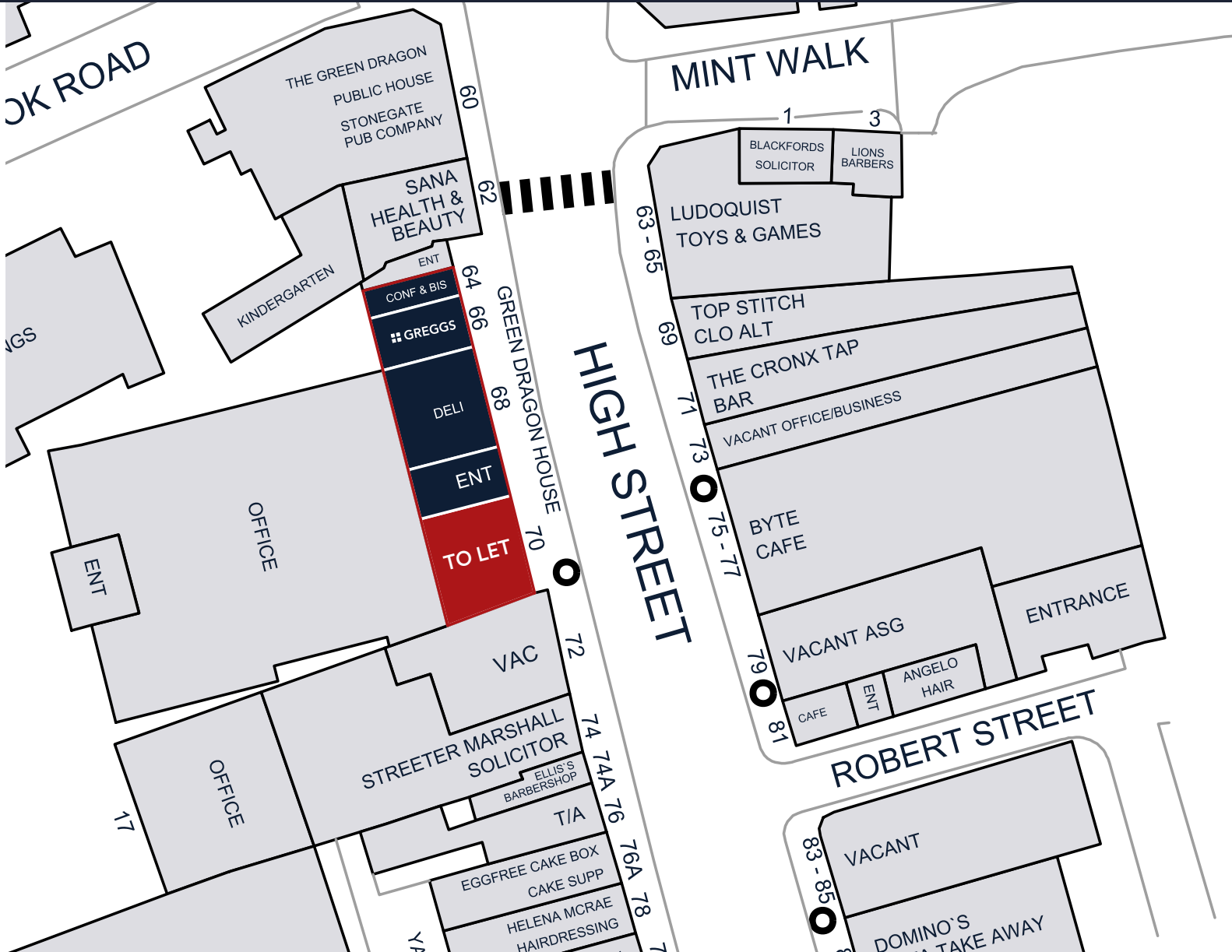
Strictly via prior appointment  
with the appointed agents



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\*\*Average data taken from research carried out between 7th to 13th February 2018, where cars parking at the centre were counted by an automated system. Number of visitors per car averaged at 2 per vehicle. The figure does not include visitors arriving on public transport or walking to the centre.

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