

perkinsfox

020 7486 6550

www.perkinsfox.com

## RETAIL PROPERTY



# 92 North End, Croydon, CR0 1UJ

## A1 Shop to Let

### Location

The premises occupy a prominent corner position on North End, within the heart of the town centre directly opposite the main Centrale entrance and Chapel Walk that leads into the Whitgift.

Nearby occupiers include **Next, McDonalds, Zara, H&M, Deichman, Office & M&S.**

### Accommodation

The property provides the following approximate accommodation:

Floor Area	Sq M	Sq Ft
Ground Floor	35.6	383
First Floor	35	375
Second Floor	18	196
Basement	33	354

### Rates

The premises have been given a rateable value of £41,250 in the 2017 list. Rates payable £20,790.00 pa year 2019/20. (Rate in £ 50.4 pence 2019/20). NB Small Business lower.

Interested parties are strongly advised to make their own enquiries.

### Lease

The accommodation is available on a new FRI lease for a term of 15years subject to 5 yearly reviews.

### Rental

A rental in the order of £60,000pa.is sought.

### Planning

The ground floor has A1 consent.

### VAT

The property has been elected for VAT purposes.

### Energy Performance Certificate (EPC)

Full EPC report and certificate are available on request.

### Viewing and Further Information

Viewings strictly by appointment with the joint agents:

#### Michael Perkins

Perkins Fox  
34 South Molton Street  
London  
W1K 5RG  
Tel: 020 7486 6550

Email: [info@perkinsfox.com](mailto:info@perkinsfox.com)

#### Jonathan Moore

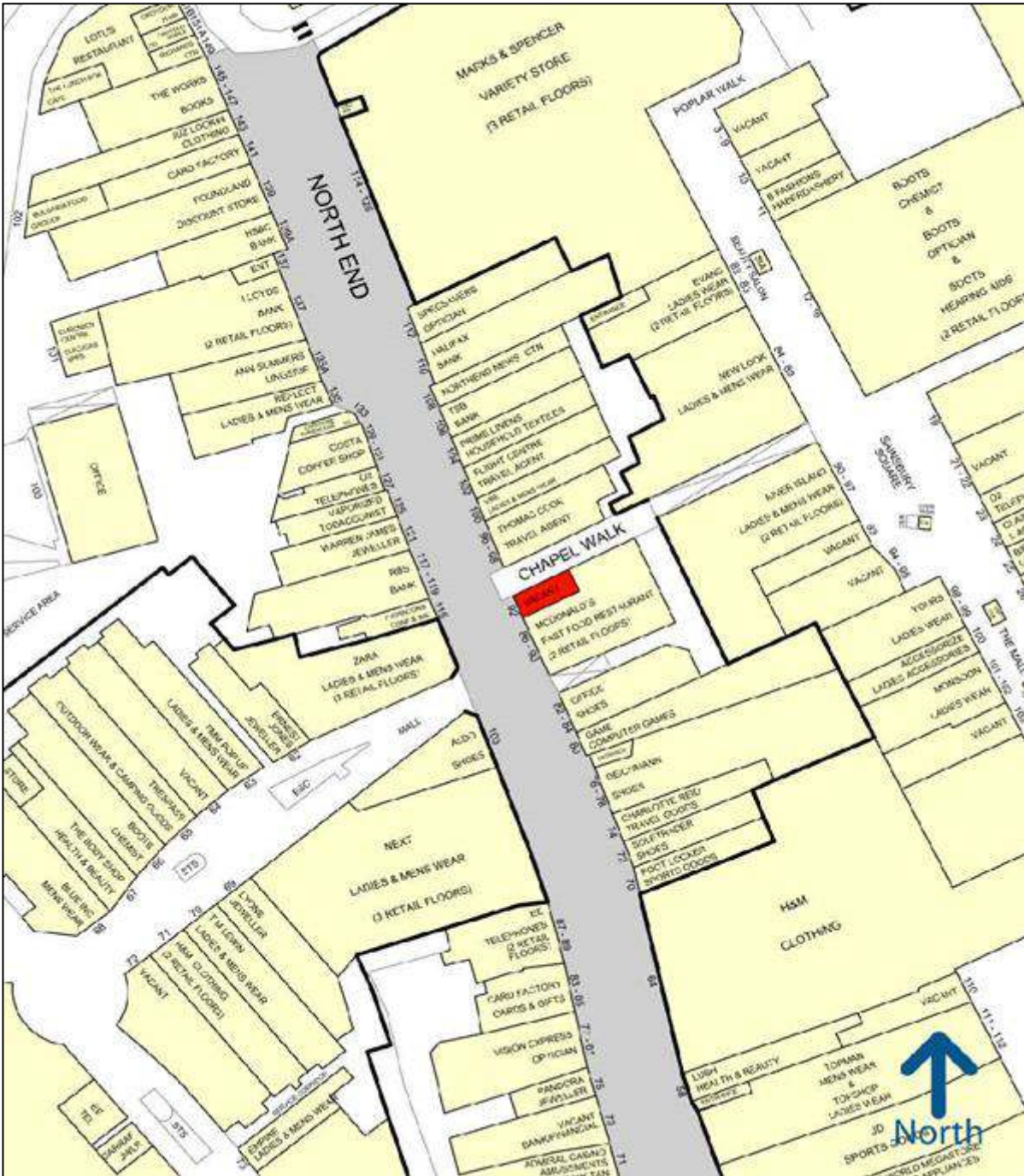
LSH

Tel: 020 7198 2187

Email: [JMoore@lsh.co.uk](mailto:JMoore@lsh.co.uk)

On the instructions of





17-02-2020

