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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:

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On the instructions of

