

24-26 South End, Croydon, Surrey, CR0 1DN

Large former restaurant to let under a new lease.

020 8681 2000 info@hnfproperty.com

specialist advice on all property matters

Property

24-26 South End, Croydon, Surrey, CR0 1DN

£45,000 Per Annum Exclusive

LOCATION: - The property is situated fronting South End within the "restaurant quarter" of Crovdon to the south of Crovdon town centre. South End is a busy thoroughfare and bus route and the property benefits from a good deal of passing vehicular traffic which is particularly heavy during the rush hour periods. The property shares the locality with a mixture of trades including several restaurant occupiers with South End being the destination for lunchtime and evening entertainment and trade. There is a densely populated residential catchment in the surrounds which the location is able to service. There are short term parking bays directly to the front of the unit and a nearby public car park.

DESCRIPTION: - The property comprises ground floor premises formerly used as a restaurant and now partially stripped in preparation for the next occupier. The property has an aluminum shop front, internal male and female WCs, a designated kitchen area and a useful rear yard. The property is considered suitable for a wide variety of uses including a new restaurant operation, retail, medical and other forms of leisure.

11.5m

21.17m

approx.

30m² (325ft²)

10.23m widening to

11.59, after 6.05m

237.12m² (2550ft²)

ACCOMMODATION:

Overall frontage Internal width Maximum shop depth Total floor area

Rear yard Internal WCs

USE/PLANNING: - We understand the property currently falls within Class E of the latest Town and Country Planning (Use Classes) Order and is considered suitable for a wide variety of uses. The property previously benefited from extraction and was used as a restaurant.

TENURE: - The property is to be offered by way of a new lease, the length of which is to be negotiated.

<u>RENT</u>: - An initial rent of £45,000 per annum exclusive is sought

BUSINESS RATES: - The property has a ratable value of £43,000. Interested parties should contact the local authority to confirm the rates PAYABLE. www.tax.service.gov.uk/business-rates-find/search

EPC RATING: -A new EPC has been commissioned but the previous rating was 80 within Band D. This rating will be updated upon receipt.

<u>VAT</u>: - All rental and capital figures quoted within these details are exclusive of VAT unless otherwise stated.

<u>VIEWINGS</u>: - Viewings by prior arrangement – please telephone 0208 681 2000.

020 8769 0161

www.hnfproperty.com info@hnfproperty.com

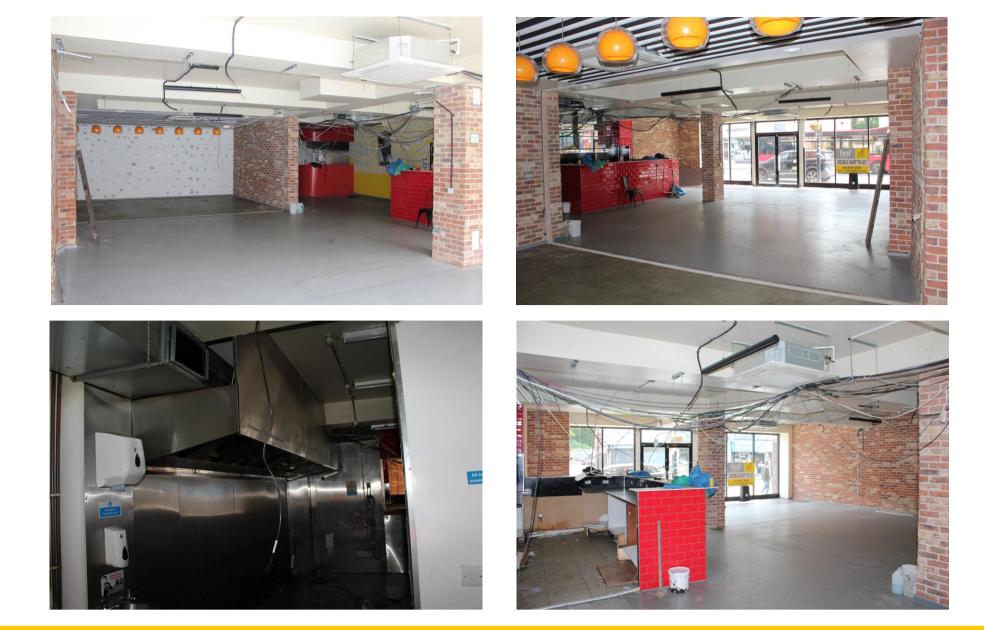
🝸 @hnfprop

Viewings by prior arrangement - call our team for more information.

HNF Property for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. 2) no person in the employment of HNF Property has any authority to make or give any representative warranty whatever in relation to this property. hnf Property

12th May 2023

specialist advice on all property matters



020 8769 0161

www.hnfproperty.com info@hnfproperty.com

🝸 @hnfprop

Viewings by prior arrangement - call our team for more information.

HNF Property for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. 2) no person in the employment of HNF Property has any authority to make or give any representative warranty whatever in relation to this property.



12th May 2023

specialist advice on all property matters