



# CROWN

LETS 4 U

## TO LET



**£24,000 Yearly**

### **A3/A5 Licence Shop Beynon Road, Carshalton, SM5**

Crown Real Estate are proud to present a spacious A3/A5 licence double fronted and corner position restaurant/takeaway with a very large basement, available for immediate occupation to take over the existing running business. The current business is operating as a pizza, grilled chicken and burgers that provides walk in customers as well as a delivery with Uber Eats/Deliveroo.

This newly refurbished premises has a allocated parking space for two cars at the rear, front walk-in customer area with a countertop separating the commercial kitchen area at the rear and a mixture of new appliances. There is a large basement that consists of two spacious rooms for dining customers and two separate restrooms for men and women.

The current tenant is selling his existing 21 years lease with all the new fixtures, fittings and all kitchen machineries at a premium of £60,000.00 only.

This premises come under the category of A3/A5/E use and is surrounded by a mix of residential and commercial properties, ensuring a steady flow of potential customers and ready-made costumers.



**£1,500 Monthly**

**AVAILABLE NOW!**

- **Rent: £24,000.00 / £2,000 pcm**
- **Premium: £60,000.00**
- **Business Rates: TBC**
- **Lease Type: Full repairing and insuring lease**
- **Lease: 21 Years**
- **Licence Type: A3/A4/E**
- **Shop Size: 106 square metres (1140 sq. feet) Approximately**
- **Building Insurance: tbc**
- **Solicitors Fees: TBC**

**Croydon Office: Crown Lets 4u, 292 London Road, Croydon, Surrey, CR0 2TG**

**Tel: 020 8684 6677   Mob: 07540 874 532   Fax: 0872 115 6090   Email: info@crownlets4u.co.uk**

**www.crownlets4u.co.uk**



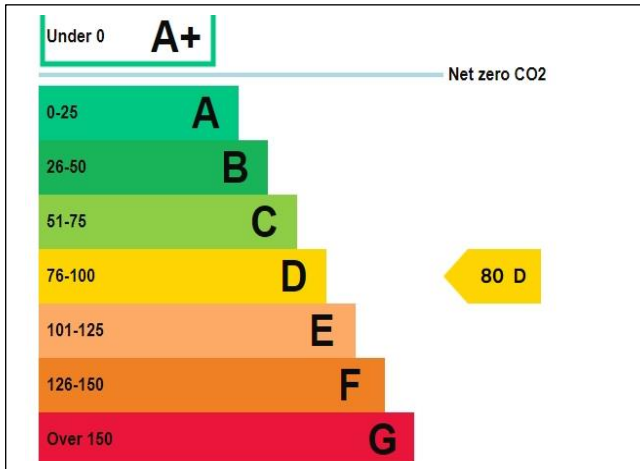
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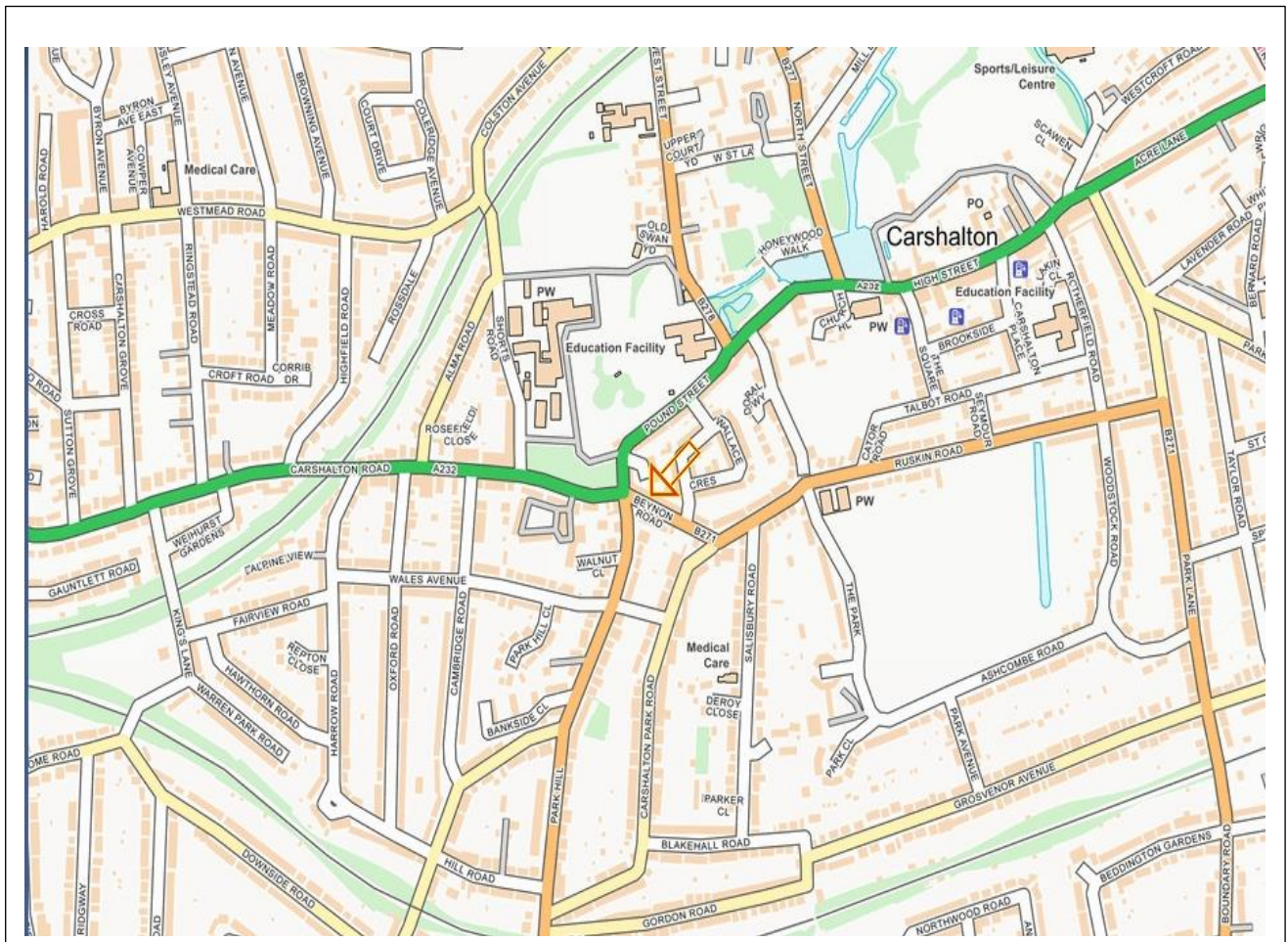
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# EPC



# MAP



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