



  
**CROWN**  
LETS 4 U

**TO LET**



**£17,000 Per Annum**

**£90K PREMIUM**

**2 FLOORS**

### **Café/Restaurant London Road, Croydon, CR0**

Crown Real Estate are proud to present a spacious café/restaurant in Central Croydon on the main London Road. This shop is currently running as an existing café for over 10 years and is available with a premium/goodwill of £90k.

This modern and newly refurbished premises offers a large double corner fronted shop with shutters, inside there is a large sitting customer area with table and chairs, front counter and a fully fitted kitchen with all the commercial appliances. This premises further benefits from a spacious basement with plenty of storage space and an outside WC room.

This premises is ideal to be used as a current café or any kind of restaurant/takeaway business. The freeholder/landlord can provide a new long lease for 20 years at only £17,000 rent per year.

Located on a busy London Road, West Croydon and serve the surrounding area including Croydon University Hospital and making it easily accessible to many buses, trams and are within proximity to West Croydon British Rail Station. Only 5 minutes' walk to busy Croydon Town Centre as well as the Whitgift and Centrale shopping Centre.

**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](mailto:info@crownlets4u.co.uk)

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**Rent:** £17,000.00 p/a / £1,417.00 PCM

**Rent In Advance:** 3 Months

**Security Deposit:** 3 Months

**Premium:** £90,000

**Business Rates:** tbc

**Tenancy Type:** 20 Years FRI Lease

**Rent Review:** tbc

**Licence Type:** E Use

**Ground Floor Size:** 1,150 Sq Feet (approx.)

**Basement Floor Size:** 850 Sq Feet (approx.)

**Building Insurance:** tbc

**Solicitors Fees:** Each party will pay for their own solicitor's costs

## MAP



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