



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

Large former restaurant to let under a new lease



020 8681 2000

info@hnfproperty.com

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

## £55,000 Per Annum Exclusive

**LOCATION:** - The property is situated fronting South End within the “restaurant quarter” of Croydon to the south of Croydon 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.

### **ACCOMMODATION:**

Overall frontage	11.5m
Internal width	10.23m widening to 11.59, after 6.05m
Maximum shop depth	21.17m
Total floor area	237.12m <sup>2</sup> (2550ft <sup>2</sup> ) approx.
Rear yard	30m <sup>2</sup> (325ft <sup>2</sup> )
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.

**RENT:** - An initial rent of £55,000 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](http://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.

**VAT:** - All rental and capital figures quoted within these details are exclusive of VAT unless otherwise stated.

**VIEWINGS:** - Viewings by prior arrangement – please telephone 0208 681 2000.

020 8769 0161

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12<sup>th</sup> May 2023



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