



# 65 Church Street, Croydon, Surrey, CR0 1RH

Substantial former catering premises with rear courtyard to let.

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# 65 Church Street, Croydon, Surrey, CR0 1RH – Rent £42,500 per annum exclusive.

## **LOCATION:** -

The property is situated fronting Church Street in a highly popular trading location in Central Croydon. Church Street houses a number of multiples including Savers, KFC, Argos, Lidl, Burger King, PaddyPower, Christophers and ShoeZone. The property itself is neighboured by Macdonalds and Sam's Poundstores and is directly opposite Stretcher.

Church Street also contains a number of more local and specialist traders and the unit benefits from a fairly constant passing pedestrian foot flow generated by other nearby traders and also a tram stop. Surrey Street, with its market, is located just off Church Street. There is therefore an extremely densely populated residential catchment which the property is able to service.

**DESCRIPTION:** - The property comprises a ground floor commercial premises most recently used by a catering business but considered suitable for a continuation of catering or alternative uses. The property has an aluminium shop front, set behind electric security shuttering, solid floors, internal customer and staff WCs and a rear courtyard (with no independent access). The property has been partitioned internally to provide flexible accommodation but could be significantly more open plan depending upon the end user.

## **ACCOMMODATION:** -

Gross frontage	6.35m
Internal width	6.25m narrowing to 3.811m after 12.57m and widening again to 4.34m after a further 756m.
Shop depth	25.75m <sup>2</sup>
Sales area	131.36m <sup>2</sup> (1415ft <sup>2</sup> ) approx.
Kitchens	21.76m <sup>2</sup> (235ft <sup>2</sup> )
Cold store	3m <sup>2</sup> (32ft <sup>2</sup> ) approx.
Rear store	9.03m <sup>2</sup> (97ft <sup>2</sup> ) approx.
Total floor area	165.15m <sup>2</sup> (1775ft <sup>2</sup> ) approx.

Staff WC and male and female WCs

NB: please note the interior of the property is internally partitioned to create preparation, storage, and cooking areas.

Rear yard 72.9m<sup>2</sup> (795ft<sup>2</sup>)

NB: please note that there is no independent access into the rear courtyard.

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

**USE/PLANNING:** - We understand the property currently falls within Class E (Retail / Office) of the latest Town and Country Planning (Use Classes) Order and is considered suitable for a variety of uses. The property was most recently used for catering purposes, but other uses will be considered.

**Interested parties should make enquiries of the local authority in respect of their intended use prior to offer.**

**RENT:** - An initial rent of £42,500 (forty-two thousand five hundred pounds) per annum exclusive is sought.

**BUSINESS RATES:** - The property has a rateable value of £33,500. Enquiries should be made by interested parties of the Valuation Office Agency in respect of rates payable.

**EPC RATING:** - The property has a current EPC rating of 68 within Band C.

**VAT:** - We understand that the property is not currently elected to VAT.

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

020 8769 0161

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

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Date: 27/08/2024



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