

MILAN BAR

GRANTS ENTERTAINMENT CENTRE
14 HIGH STREET · CROYDON · CR0 1YA

SUB-DIVIDED UNIT
UNIT A (GROUND) - 302 SQ M
UNIT B (GROUND &
BASEMENT) - 917 SQ M



OPPORTUNITY TO LET AS A WHOLE OR SUB-DIVIDE

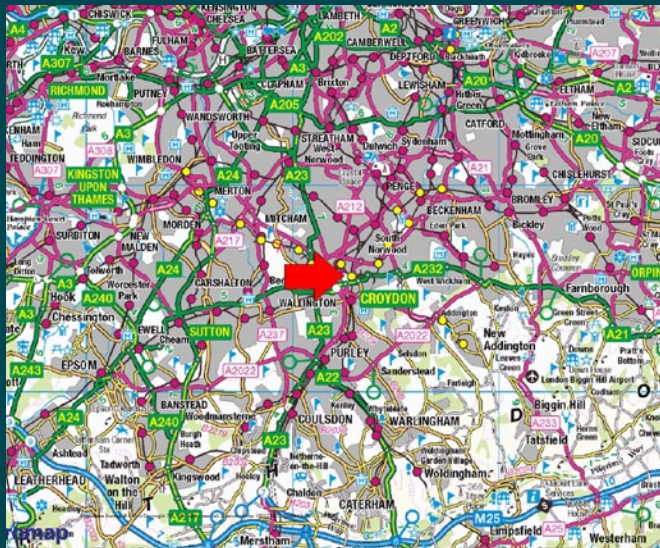
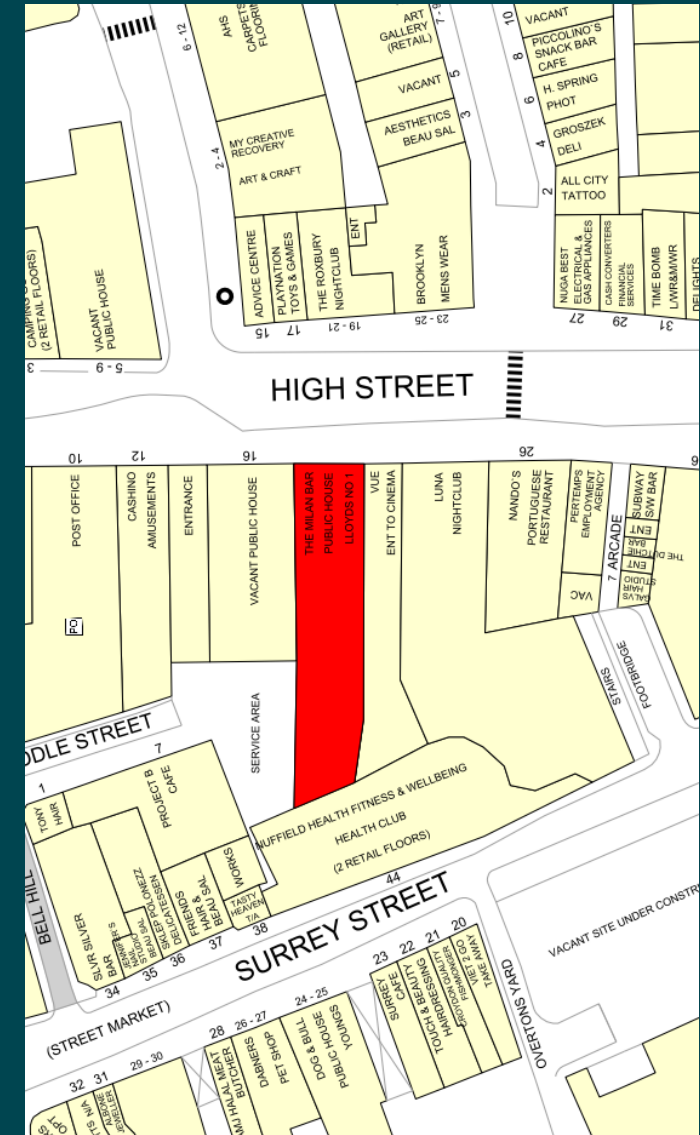
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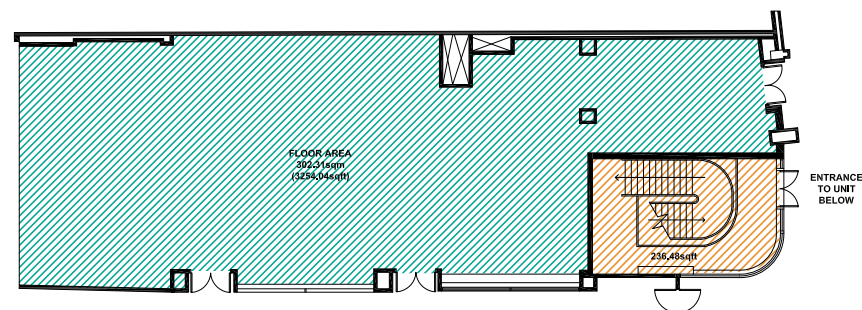
- Opportunity to underlet two separate self contained sub-divided units
- Situated in Grants Entertainment Centre alongside Vue Cinema, Nuffield Health, Nando's and Turtle Bay
- New underleases available, expiring March 2027
- Fixed initial rent & rates capped at one fixed increase in June 2023
- Rental offers on application



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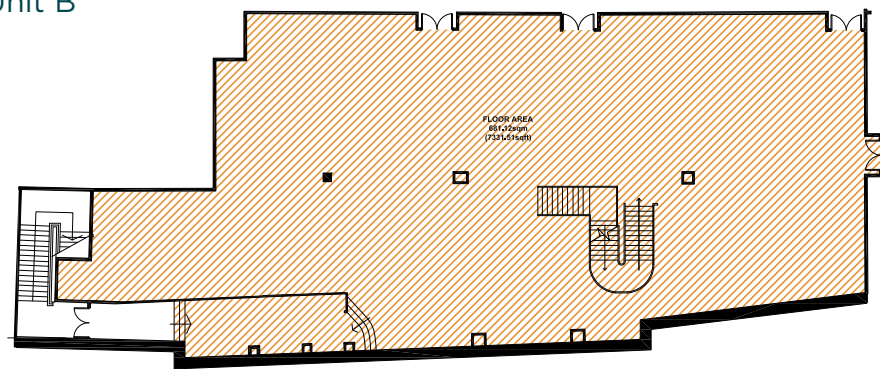
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Unit A



GROUND FLOOR PLAN

Unit B



BASEMENT PLAN

APPROXIMATE FLOOR AREAS

Description	Floor	Sq.M	Sq.Ft
Unit A	Ground	302.31	3,254
Unit B	Ground Flr Lobby	236.48	2,545
	Basement	681.12	7,331
Total		1,219	13,130

Floor to ceiling height varies at basement level, exceeding 4m in certain areas.

Purchasers are advised to check these areas which are indicative only and show best estimates under the current configuration.

TENURE

Held on a lease expiring 23 June 2027. Fixed initial rent on application with one fixed 10% uplift after 5 years and no further uplifts thereafter.

RATEABLE VALUE &

Unit A: Capped at £36,000 pa
Unit B: Capped at £24,000 pa

EPC

An EPC is in the course of preparation.

PREMISES LICENCE

The property benefits from a premises licence permitting the sale of alcohol until 2am Sunday to Thursday and 3am on Friday and Saturday.

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SERVICE CHARGE

The most recent annual service charge was £63,231. This will be capped and apportioned 60%:40% between Unit A and Unit B respectively.

Unit A: £18,000

Unit B: £12,000

CONDITIONS

Sublease subject to landlord's consent.

RENOVATION WORKS

To be undertaken by JD Wetherspoon.

VIEWINGS & TERMS

No formal viewings will be permitted unless arranged through the joint selling agents CBRE and Savills.

Offers are invited for the benefit of our clients leasehold interest.

To see further available JD Wetherspoon Public Houses across England, Scotland and Wales please visit:

<http://www.jdwdisposals.com>



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DISCLAIMER: August 2018

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