

Hooper

NAYLOR FRIEND

CORNER POSITION GROUND
FLOOR FORMER D1 PREMISES

LOCATED JUST OUTSIDE THE CENTRE OF CROYDON CLOSE TO A TRAM STOP AND
TO BE LET UNDER A NEW LEASE

100 CHURCH STREET
CROYDON SURREY CR0 1RD

LOCATION

The property is situated on the ground floor of a five year old block erected in a corner position at the junction of Church Street and Drummond Road. The property is within a short walk of all Croydon's many facilities including many of the banks, retailers and other facilities. The property is highly visible with a large frontage and return frontage and would be ideal for operation for a destination location or specialist. There is significant development taking place in the surrounding areas both on a commercial and residential basis.

PHOTOGRAPH GOES HERE – GO TO NEXT PAGE

DESCRIPTION

The property comprises a double corner position property erected approximately five years ago. There are two main entrance doors allowing possible sub-division of the unit and relatively good natural light from a wide frontage and additional rooflights to the rear. The property has recently been used in the medical consultancy field and would now suit a variety of occupants.

ACCOMMODATION

Total Floor Space	180.23 net m²	1940 net ft² (approx)
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Figures relating to accommodation are approximate and rounded up for the purposes of guidance, they should not be relied upon and potential purchasers/occupiers are recommended to have a measured survey undertaken prior to making an offer.

TENURE

The property is offered by way of a new lease on full repairing and insuring terms the length of which is to be negotiated.

USE/PLANNING

We understand the property originally benefitted from use within Class A1, A2 and A3 allowing the possibility of a wide range of uses. Under a previous planning application consent was granted on a personal basis for use within Class D1 (Medical) of the Current Town and Country (Use Classes) Order but the continuation of the D1 Use may require further confirmation with the planners. Prospective tenants are advised to make their own enquiries of the local Planning Authority concerning existing and potential changes of use prior to offer.

RENT

An initial rent of **£35,000 (thirty five thousand pounds)** per annum exclusive is sought.

V.A.T.

All rental and capital figures quoted within these details are exclusive of V.A.T. unless otherwise stated.

SUBJECT TO CONTRACT

Messrs HOOPER NAYLOR FRIEND for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. 2) no person in the employment of Messrs HOOPER NAYLOR FRIEND has any authority to make or give any representative warranty whatever in relation to this property.