

Hooper

NAYLOR FRIEND

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RESTAURANT PREMISES **TO LET**

LOCATED FRONTING SOUTH END IN CROYDON IMMEDIATELY ADJOINING A WETHERSPOON PUBLIC HOUSE AND IN A POPULAR RESTAURANT LOCATION, AVAILABLE UNDER A NEW LEASE WITH NO PREMIUM

38A SOUTH END **CROYDON SURREY CR0 1DP**

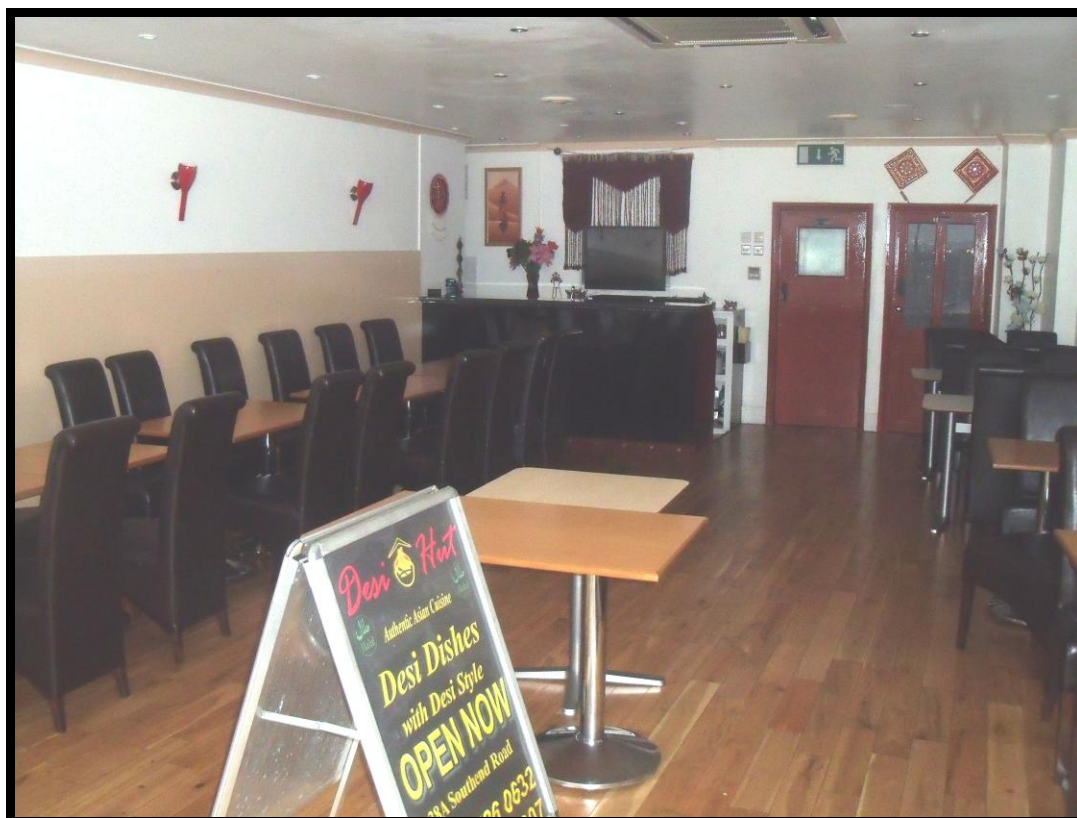
LOCATION

The property is situated fronting South End to the south of Croydon town centre within an area containing numerous restaurants, office buildings and residential. South End is a busy bus route and thoroughfare and the property is visible to a high volume of passing vehicular traffic. There is also a good deal of pedestrian flow generated by nearby businesses including immediately adjoining Wetherspoons public house. The property is considered suitable for a variety of uses including the re-establishment of a restaurant or alternative uses if required.



DESCRIPTION

The property comprises a ground floor lock up shop fronted restaurant premises most recently occupied as an Indian restaurant. The property is roughly rectangular in shape and could be considered suitable for reestablishment of a restaurant or alternate uses if required. The property has a reasonably modern shop front, wood style flooring, fitted commercial kitchen, air conditioning (not tested) and male and female WC's. The property was previously set up for over 40 covers.



ACCOMMODATION

Gross Frontage	6.27m	20'6
Internal Width	20'	6.09m narrowing to 5.24m (17'2)
Shop Depth	29'4	8.96m
Sales Area	50.63m ²	545 ft ² (approx)
Kitchens, WCs	16.72m ²	180 ft ² (approx)

Figures relating to accommodation are approximate and rounded up for the purposes of guidance, they should not be relied upon and potential occupiers are recommended to have a measured survey undertaken prior to making an offer.

TENURE

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

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.

USE/PLANNING

We understand the property currently falls within Class A3 (Catering) of the current Town and Country (Use Classes) Order, and has most recently been used as a restaurant. 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 **£20,000 (twenty 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

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