



ATTRACTIVE AND PROMINENT **FORMER RESTAURANT** **TO LET**

LOCATED WITH A VERY GOOD FRONTAGE TO SOUTH END IN CROYDON AND AVAILABLE UNDER A NEW LEASE WITH NO PREMIUM

96D SOUTH END CROYDON **SURREY CR0 1DQ**

LOCATION

The property is situated fronting South End to the south of Croydon town centre in a popular commercial area. South End is a continuation of Croydon High Street en-route to Purley and the property benefits from considerable passing vehicular traffic, particularly during the rush hour periods, and a fair amount of pedestrian flow generated by nearby businesses, shops and transport facilities. The surrounding area provides a densely populated residential catchment and there are schools and other organisations located nearby.

DESCRIPTION

The property comprises a ground floor former restaurant in an impressive period building. The property has a good frontage to South End and internally is roughly square in shape with windows on the front and side elevations. There is an additional fire exit to the rear flank and internal male and female WCs. The property is now cleared out and may be used for a variety of businesses either in the restaurant field or others.

ACCOMMODATION

Gross Frontage	10.42m	34'2
Return Frontage	3.04m	10'
Internal Width	9.38m	30'8
Shop Depth	10.39m	34'11
Sales Area	99.86m²	1075 ft² (approx)
Kitchenette	2.78m²	30 ft² (approx)
Male and Female WCs		

Figures relating to accommodation are approximate and rounded down 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 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 currently falls within Class A3 (Restaurant) of the Current Town and Country (Use Classes) Order and would suit a variety of businesses including restaurant, or possibly retail office or retail, but 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 **£15,000 (fifteen 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.