

2 WATERSTONE HOUSE \* 13 CENTRAL HILL \* LONDON SE19 1BG  
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**LOCK-UP SHOP AND BASEMENT**  
**(WITH PLANNING PERMISSION FOR**  
**RESTAURANT USE)**  
**TO LET**

FORMING PART OF AN ESTABLISHED SHOPPING PARADE ON THE NORTHERN SIDE OF WINDMILL ROAD (A213) OPPOSITE THE JUNCTION WITH UNION ROAD, APPROXIMATELY 1 MILE NORTH OF CROYDON TOWN-CENTRE TO LET ON A NEW LEASE.

**141 WINDMILL ROAD, CROYDON,**  
**SURREY, CR0 2XT**

**LOCATION**

The property forms part of an established shopping parade on the northern side of Windmill Road (A213) opposite the junction with Union Road, approximately 1 mile north of Croydon town-centre.



Ground Floor	460 ft <sup>2</sup>	(42.73 m <sup>2</sup> )
Basement	320 ft <sup>2</sup>	(29.73 m <sup>2</sup> )

*\*All areas and dimensions are approximate*

## **DESCRIPTION**

The property comprises a ground floor shop currently used for selling car spares, comprising a front retail area, with separate office/store and a kitchenette/staff room with WC and shower cubicle to the rear. The basement is approached via stairs within the shop and comprises three separate areas each with full height headroom.

## **TENURE**

A new full repairing and insuring lease is available for a term by arrangement, subject to periodic rent reviews.

## **USE/PLANNING**

We understand that Croydon Council granted Planning Permission for change of use to A3 (food and drink) in February 2005 (Ref: 04/01512/P). Certain conditions were attached to the Planning Permission e.g. use between 10:00 and 23:00 Mondays to Saturdays only, provision of ducting and soundproofing etc. 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**

**£7,500 (seven thousand, five hundred pounds)** per annum exclusive is sought.

## **V.A.T.**

All capital figures quoted within these details are exclusive of VAT 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.