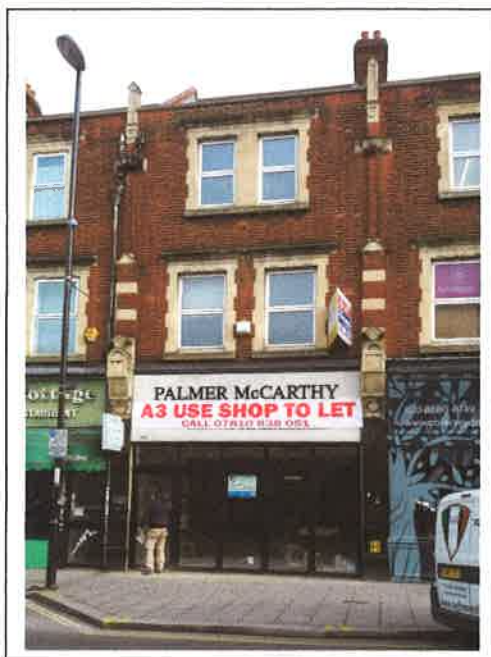


CHARTERED SURVEYORS - VALUERS COMMERCIAL & INDUSTRIAL ESTATE AGENTS  
PROPERTY MANAGERS & BUILDING SURVEYORS

## **GROUND FLOOR A1/A2/A3 RETAIL UNIT**

**TO LET**

**49A SOUTH END, CROYDON, CR0**



**LOCATION:**

The property is in South End, which is one of the main roads leading to Croydon Town Centre, approximately half a mile to the North. It is positioned between Coombe Road and Aberdeen Road, linked to multiple bus routes and within walking distance from East Croydon and West Croydon train stations. It is within the Croydon Restaurant quarters.

**DESCRIPTION:**

The premises have recently been refurbished, with tiled flooring throughout, a newly glazed double fronted window, in a building with offices above. To the rear there is a small back yard, backing Spices Yard Car Park. Businesses in the immediate vicinity are mainly local independent traders.

Nearby occupiers include Wetherspoons, Café Havana, Zizzi, Brasserie Vacherin and Croydon Metropolitan College.



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PAUL S LACK BSc FRICS RICHARD G WOODS BSc FRICS  
ASSOCIATES: KENNETH M READ FRICS FBEng IRRV ROBERT D GUY FRICS JERRY C TAYLOR FRICS  
CHARTERED BUILDING SURVEYOR: JOHN A SUTTIE FRICS

Regulated by RICS

**ACCOMMODATION:** The premises have the following approximate areas and dimensions.

Internal shop front width	4.89 m (16.06ft)
Ground floor retail area	100.05 sq m (1077 sq ft)
Basement area	48.84 sq m (525.76 sq ft)
WC & Staff changing area in basement	

**LEASE:** The premises are available by way of a new 20 years FRI lease, with periodic rent reviews.

**RENT:** £30,000 per annum. Premium expected due to good finish of the property.

**USE/PLANNING:** We understand the property has been used previously used as an accountant's office and now benefit from A3 use.

**SERVICES:** No services have been tested and all interested parties should make their own enquiries.

**LEGAL COSTS:** Each party is to be responsible for their own legal costs incurred in the matter.

**VAT:** The property is not elected for VAT.

**VIEWING:** Viewing is by appointment through joint agents:-

Awaiting EPC

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**SUBJECT TO CONTRACT**  
( January 2018)

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