



63 Brighton Road, South Croydon, CR2 6ED

Former public house to let considered suitable for a variety of uses including A1 (Retail), A2 (Retail Office), B1 (Office) and D1 (Medical /Quasi-Medical)
020 8681 2000 | info@hnfproperty.com



specialist advice on all property matters

The Earl of Eldon, 63 Brighton Road, South Croydon, Surrey, CR2 6ED

Rent £15,000 per annum exclusive plus VAT

LOCATION: - The property is situated fronting Brighton Road to the south of Croydon between Croydon and Purley. Brighton Road is a major thoroughfare and bus route and the property is in a corner position with a return frontage to Junction Road. The property is almost immediately opposite Whitgift School and is highly visible to passing vehicular traffic. There is a densely populated residential catchment in the South Croydon area which the property is able to service.

DESCRIPTION: - The property comprises a former public house now to be let for alternate uses subject to any necessary consents. The property has a traditional frontage and is locally listed to ensure the retention of the attractive façade. The property is 'L' shaped, has excellent natural light from windows on the front and flank elevations, good ceiling heights and internal male and female WCs. The property is considered suitable for a wide variety of uses including coffee shops, retail, offices or medical or quasi-medical uses subject to any necessary consents.

The property is to be provided as a new shell with the previous fixtures and fittings.

ACCOMMODATION:

Gross frontage	11m
Return frontage	10m
Internal width	10.6m narrowing to 4.6m after 4.83m
Maximum depth	12.6m
Sales area	80.18m ² (860ft ²) approx.
Basement area 1	12.04m ²
Basement area 2	43.89m ²
Basement area 3	7.24m ²
Total basement	63.17m ² (680ft ²) approx.
Internal male and female WCs	

TENURE: - The property is offered by way of a new lease, the length of which is to be negotiated.

USE/PLANNING: - We understand the property currently falls within Class A4 (Drinking Establishment) of the current Use Classes Order and operated as a traditional locally listed public house.

RENT/PRICE: - An initial rent of £17,500 per annum exclusive is sought.

BUSINESS RATES: - The property has a ratable value of £11,400. Interested parties should contact the local authority to confirm the rates PAYABLE. It is likely that the property will be re-rated as the accommodation is to be changed.

www.tax.service.gov.uk/business-rates-find/search

EPC RATING: - The property is currently undergoing works of alteration and an EPC will be commissioned once alteration works have been completed such that the property may be adequately assessed.

VAT: - All rental and capital figures quoted within these details are exclusive of V.A.T. unless otherwise stated. We understand from the landlords that exemption to tax has been waived and that V.A.T. is payable on rent

VIEWINGS: - Viewings by prior arrangement – please telephone 0208 681 2000.

020 8681 2000

www.hnfproperty.com
info@hnfproperty.com



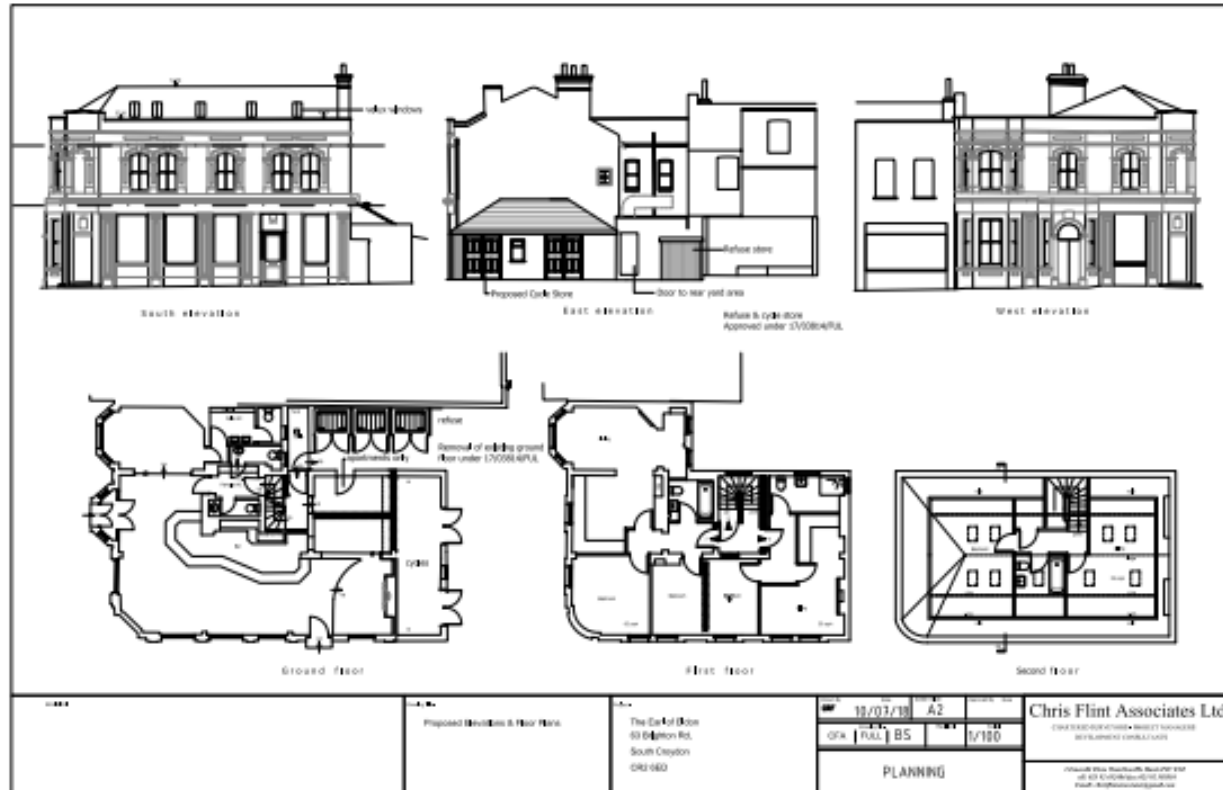
Viewings by prior arrangement - call our team for more information

HNF Property 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 HNF Property has any authority to make or give any representative warranty whatever in relation to this property.



specialist advice on all property matters

The Earl of Eldon, 63 Brighton Road, South Croydon, Surrey, CR2 6ED



020 8681 2000

www.hnfproperty.com
info@hnfproperty.com

 @hnfprop

Viewings by prior arrangement - call our team for more information

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



specialist advice on all property matters