



27 Whitehorse Road, Croydon, CR0 2JH

A visible and equipped catering unit available on a new lease



020 8681 2000

info@hnfproperty.com

specialist advice on all property matters

27 Whitehorse Road, Croydon, CR0 2JH

£25,000 Per Annum Exclusive

LOCATION: - The property is situated at the lower end of Whitehorse Road which forms the main through road from central Croydon to Thornton Heath. Whitehorse Road (the A212) is on a bus route and benefits constant vehicular traffic and is surrounded by a densely populated residential catchment. Whitehorse Road has a number of small local parades which also serve the local catchment.

DESCRIPTION: - The property comprises a ground floor lock-up shop currently equipped as a catering operation. The property comprises a front sales/serving area, rear kitchen and ancillary storage and is presented in turn-key condition.

ACCOMMODATION: -

Gross frontage	4.593m	(15ft)
Internal width	4.593m	(15ft)
Shop depth	10.394m	(34ft)
Sales area	24.756m ²	(266ft ²)
Kitchen	14.072m ²	(151ft ²)
Ancillary store	4.468m ²	(48ft ²)

USE/PLANNING: - We understand the property currently falls within Class E of the town and planning classes order.

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

RENT/PRICE: - An initial rent of £25,000 per annum exclusive is sought.

BUSINESS RATES: - The property has a ratable value of £13,500. Interested parties should contact the local authority to confirm the rates PAYABLE. www.tax.service.gov.uk/business-rates-find/search

EPC RATING: - The property has an EPC rating of C.

VAT: - We are advised by the landlords that this property is not elected to VAT.

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

020 8769 0161

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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:
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4th September 2023



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