



7-11 High Street, Croydon, CR0 1QA

High Street Fronted Basement TO LET

020 8681 2000

info@hnfproperty.com



specialist advice on all property matters

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£59,950 Leasehold

LOCATION: - The premises are located in the centre of Croydon on the High Street, close to the junction with George Street and Park Street. It forms an area below Five Guys and is accessed via a main door in the High Street.

DESCRIPTION: - Spacious self-contained basement with a number of fire exits that can be accessed directly from the High Street. It is currently arranged as various rooms but apart from the structural columns, there is potential to open it up to make it an open plan space. The current use of the premises is D2 (Leisure). Other uses are considered such as A3 restaurant or A4 bar/club, subject to planning.

ACCOMMODATION:

Basement Area	380.9m ²	(4,100ft ²)
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USE/PLANNING: - We understand the property currently falls within Class D2 (Leisure) of the current Town & Country (Use Classes) Order and would suit a variety of leisure industry. Prospective tenants are advised to make their own enquires of the Local Planning Authority concerning the existing potential changes to use prior to offer.

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

RENT: - An initial rent of £59,950 per annum exclusive is sought.

BUSINESS RATES: - The property is currently being re-rated. 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 Energy Performance Certificate rating of 92 within Band D Rating

VAT: - All rental and capital figures quoted within these details are exclusive of V.A.T. unless otherwise stated.

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



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Viewings by prior arrangement - call our team for more information

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