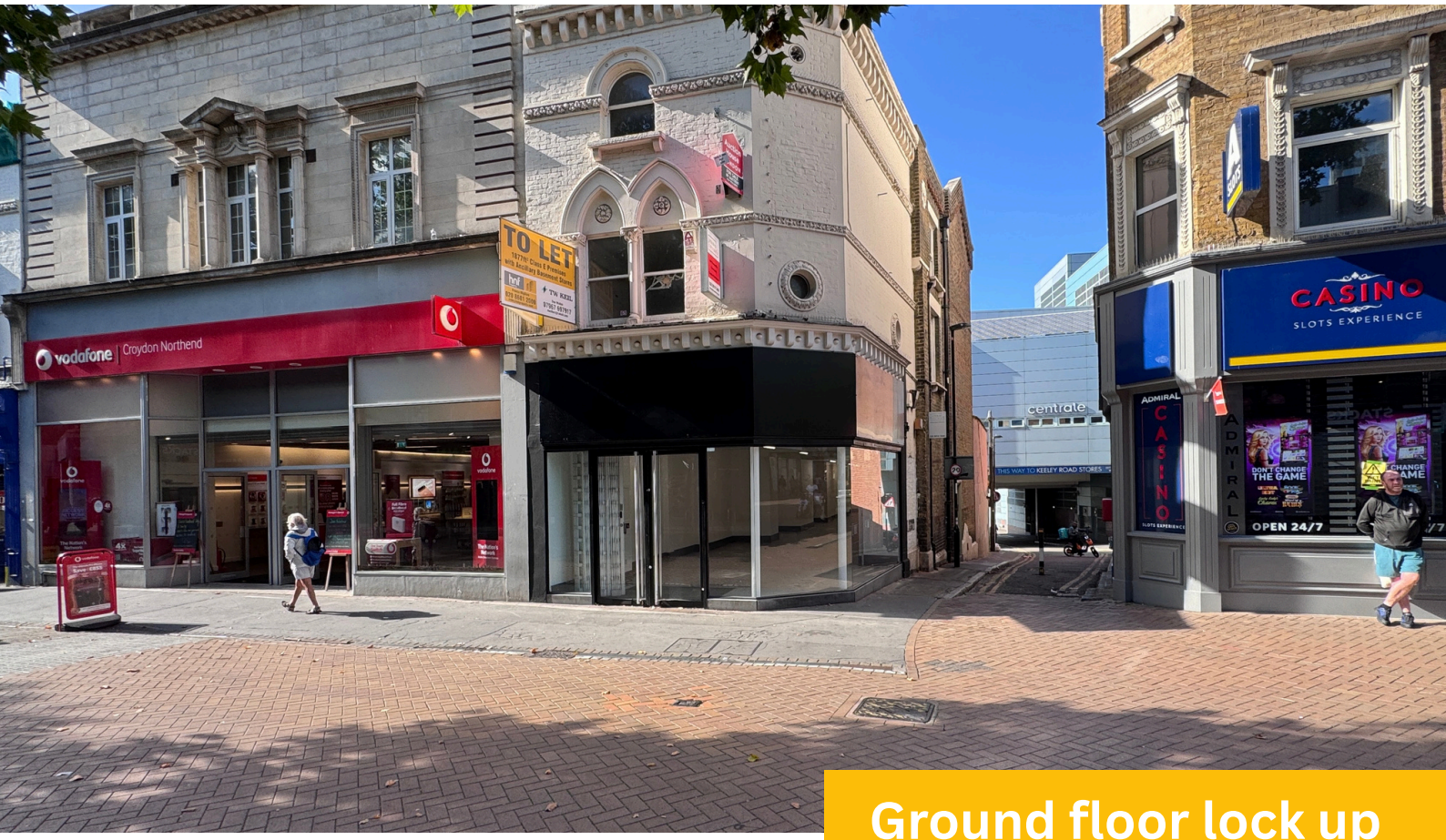
TO LET

69 North End Croydon CR0 1TG



Ground floor lock up shop with basement

A prominent shop fronted premises with a basement occupying a corner position in the heart of Croydon Town centre

TO LET

£70,000

per annum exclusive

hnf Property

0208769 0161

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Description

The property comprises a ground floor shop fronted premises with a basement area. The property features a glazed return frontage providing exceptional visibility from the vast quantity of pedestrian foot flow in Croydon's town centre. Further benefits include air conditioning (not tested) and a burglar alarm (not tested). Partitioned as a sales area at ground level, there is a basement floor which currently provides ancillary stores and a staff breakout area with WC's. The property further benefits from access to the side of the building leading onto the staircase to the basement. The property was most recently used as retail shop however is considered suitable for a variety of uses such quasi medical, professional services and some leisure uses.

Location

The property occupies a prominent position within the established North End retail district, one of Croydon's principal commercial thoroughfares. North End benefits from consistently high levels of pedestrian foot flow. The premises shares the vicinity with JD Sports, Next, Marks & Spencer, Greggs, Mcdonalds, Centrale Shopping Centre & The Whitgift Centre. West Croydon Station is within walking distance as are the various bus routes outside of the pedestrianized zone of at the northern side of North end. Croydon town centre is the subject of significant planned regeneration, reshaping the retail core and wider town centre.

Accommodation

Gross frontage	8.7m (28ft)
Internal width	5.05m (17ft) narrowing to 4.7m (15ft) then widening to 5.6m (18ft) to the rear.
Maximum depth	20.9m (69ft)
Sales area	174.44m2 (1877 ft2) approx.

BASEMENT

Staff Room	11m2 (118ft2) approx.
Male & Female WC's	
Ancillary Store 1	12.42m2 (134ft2) approx.
Ancillary Store 2 (restricted ceiling height)	34.77m2 (374ft2) approx.

Accommodation

Ancillary Store 3	Not inspected
Ancillary Store 4	4.65m2 (50ft2) approx..
Ancillary Store 5	6.49m2 (70ft2) approx..
Ancillary Store 6	69.97m2 (753ft2) approx..

Tenure

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

Rent

An initial rent of **£70,000** (Seventy thousand pounds) **per annum exclusive** is sought.

EPC

The property has an EPC rating of **42** within Band **B**.

SLOTS & ROULETTE
WIN UP TO £500
CASINO
STACKS

Business Rates

The property has a rateable value of £60,000. Interested parties should make enquiries of the local authority with regards to their rates payable.

VAT

All capital figures quoted are exclusive of VAT.

Use / Planning

We understand that the property currently falls within class E of the current town and country planning use classes order.

Interested parties should make enquiries of the local authority with regards to their intended use prior to offer.

Contact

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