



LARGE RESTAURANT PREMISES TO LET providing in excess of 3,000 sq. ft. plus an excellent rear yard and available under a new lease

42 SOUTH END, CROYDON, SURREY CR0 1DP

020 8769 0161 | info@hnfproperty.com



specialist advice on all property matters

42 SOUTH END, CROYDON, SURREY CR0 1DP

Available under a new lease at a rent of £65,000 per annum and no premium

LOCATION: - The property is situated in the heart of the "restaurant quarter" of Croydon fronting South End and set amongst a variety of restaurant and non-restaurant businesses. South End is an exceptionally busy thoroughfare and bus route linking Croydon to Purley and the property benefits from significant passing vehicular traffic and a fair amount of pedestrian flow, generated by nearby businesses, local schools and a nearby pay and display car park. There are short-term parking bays on South End, which encourage quick stop trade to the vicinity and the location services an extremely densely populated catchment, including Central Croydon, Purley, Sanderstead and South Croydon. The property is ideal for continuing use as a restaurant or alternatively, retail or other uses may be suitable, subject to any necessary consents.

DESCRIPTION: - The property comprises a ground floor former restaurant, largely open plan in nature and with excellent natural light. The property has a wide frontage and two lantern rooflights, making the accommodation uncommonly bright. The property benefits from an internal bar, kitchen and preparation areas including the pizza oven and extractor thereto.

Further extraction equipment exists in the additional kitchen preparation areas. There is a good deal of storage, a small internal office and male and female WCs.

To the rear is a useful yard with vehicular access suitable for parking or possibly outside seating, subject to improvements.

The property is considered suitable for a wide variety of operations, both in the restaurant and retail fields.

ACCOMMODATION:

Gross frontage	8.6m
Internal width	8.4m widening to 14.4m after 13m
Maximum shop depth	24.8m
Total sales area including kitchens and preparation areas	305m ² (3285ft ² approx)
Rear fire exit lobby	
Stores & Office Area	
Male and female WCs	
Yard	164.85m ² (1775ft ² approx)

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 A3 (Restaurant) of the current Use Classes Order and would suit a variety of operations. The property is considered suitable for possible alternative uses including A1 and A2 and possibly D1 (medical / quasi medical subject to any necessary consents).

RENT: - An initial rent of £65,000 (sixty five thousand pounds) per annum exclusively sought.

EPC RATING: - The property has a rating of 93 within Band D.

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.

020 8769 0161

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.

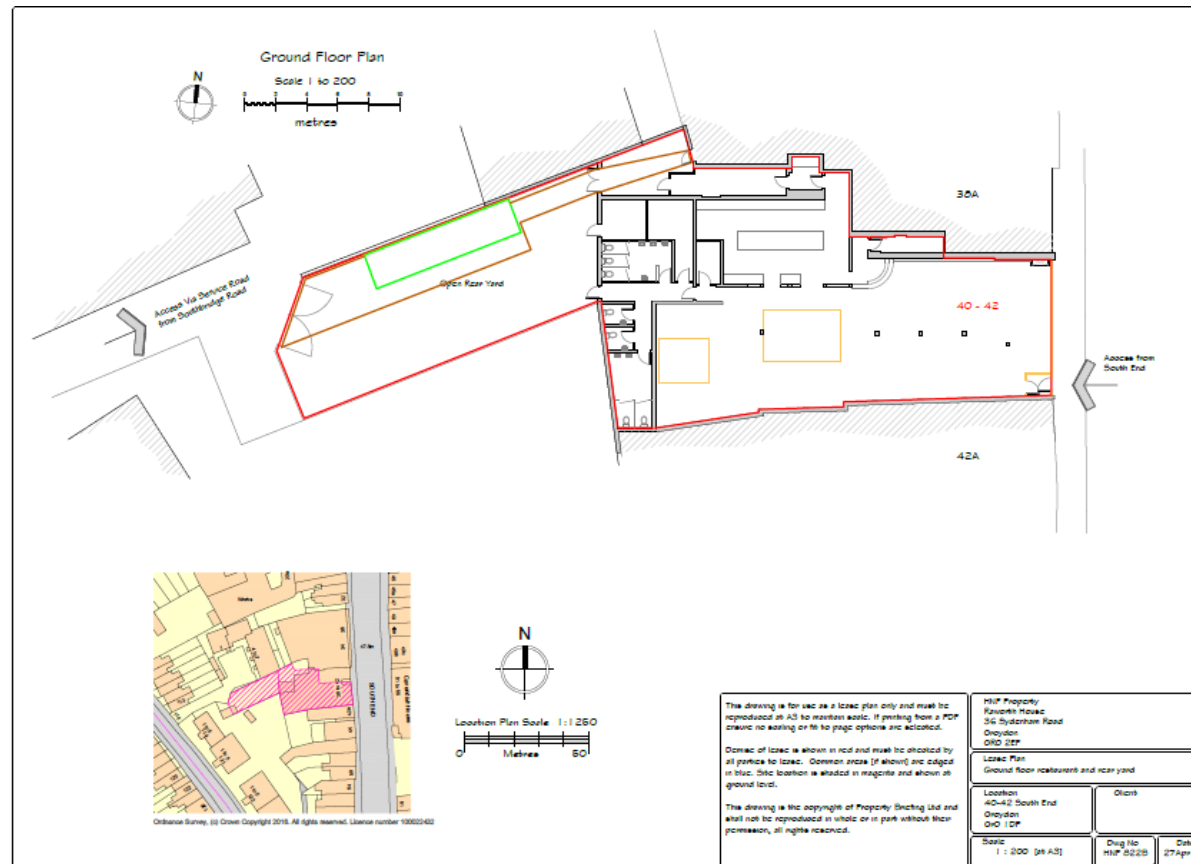


specialist advice on all property matters

42 SOUTH END, CROYDON, SURREY CR0 1DP



42 SOUTH END, CROYDON, SURREY CR0 1DP



020 8769 0161

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