



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

Small public house to let fronting Brighton Road to the south of Croydon and available under a new lease

020 8681 2000 | info@hnfproperty.com



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Rent £17,500 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 small traditional public house arranged over ground and basement levels. The property essentially comprises an 'L' shaped bar/seating area, a three room beer cellar and internal male and female WCs. The property is locally listed and has a traditional external appearance.

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.

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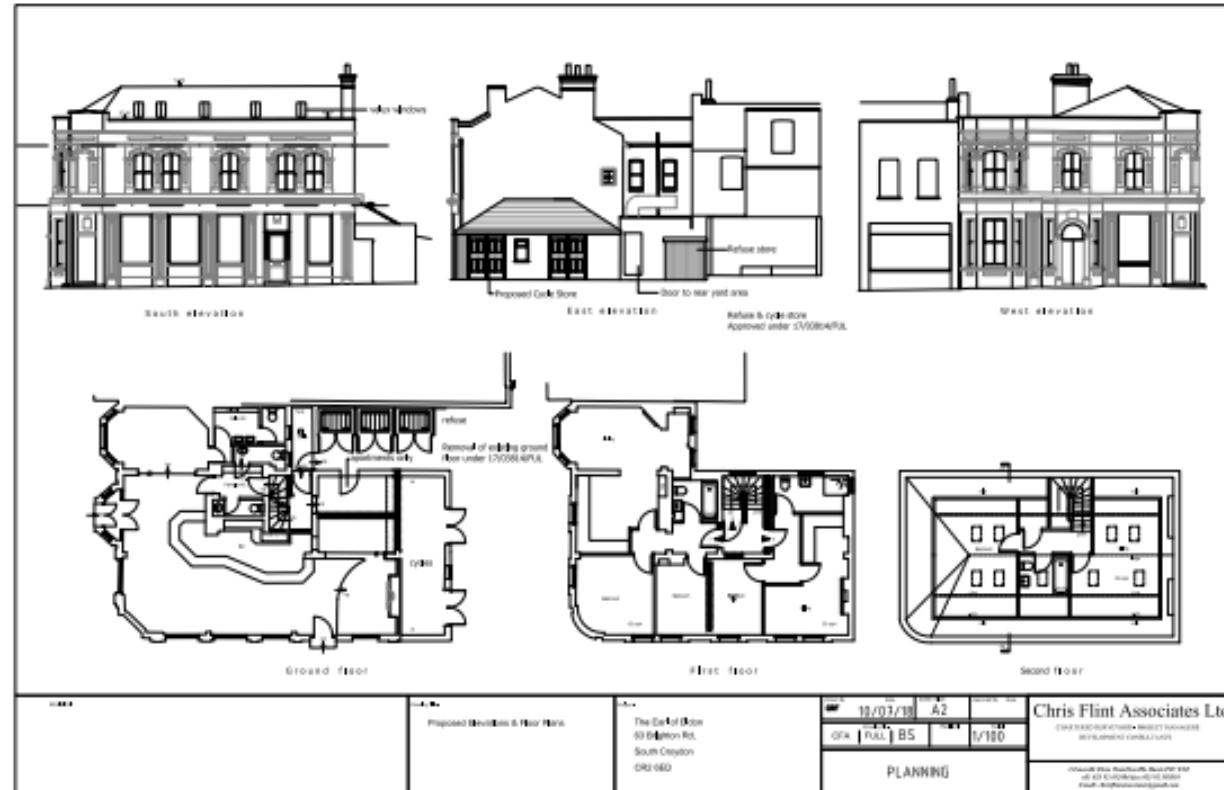
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