



SHW

RESTAURANT – 2,874 SQ FT (266.99 SQ M)
3-7 South End, Croydon, CR0 1BE

TO LET

**MAKING
PROPERTY
WORK**

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Rent | £45,000 PAX Plus VAT -

LOCATION

The property is located in a strong trading location on South End near the junction with High Street. The area is branded "The restaurant Quarter" and there are many restaurants in the immediate vicinity together with a large number of new flats with further flats being developed nearby.

In addition planning has recently been confirmed for the redevelopment of Whitgift and Centre by The Croydon partnership to provide a new regional shopping centre.

DESCRIPTION

Restaurant unit with large frontage previously trading as Pizza Express. The property offers the following approximate floor areas :-

	SQ FT	SQ M
Ground floor restaurant	1722	160.0
Ground floor kitchen	140	13.0
Basement	344	31.96
First floor	291	27.03
Second floor	377	35.02

The property benefits from rear access

RENT

£45,000 PAX

TENURE

A new effective FR Isub- lease is available for a term to be agreed with 5 yearly upward only rent reviews.

RATES

We have been verbally informed by the local authority that the premises have a rateable value of £60,500

VAT

VAT will be chargeable on the terms quoted.

LEGAL COSTS

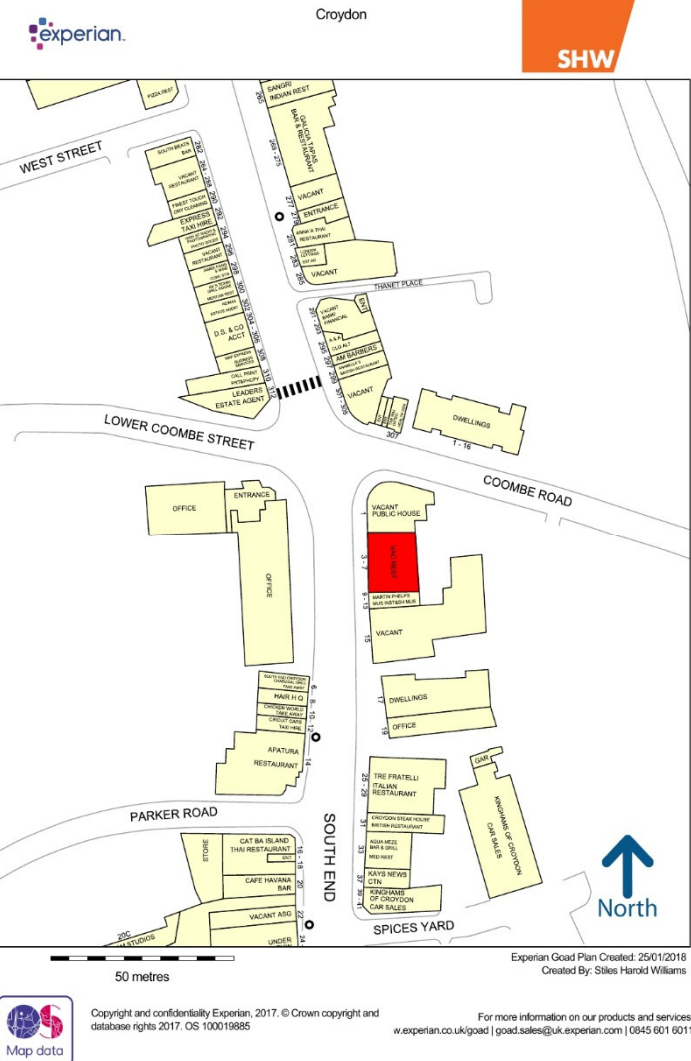
Each party is to be responsible for their own legal fees.

EPC

The property has an EPC rating of C.

VIEWING

By appointment only through SH Was below or their joint agent Stuart Edwards 020 8688 8313



VIEWINGS – 020 8662 2700

Nigel Evans t: 020 8662 2728 | e: nevans@shw.co.uk
David Rundle t: 020 8662 2700 | e: drundle@shw.co.uk



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