

CLASS E OPPORTUNITY CROYDON 58 NORTH END

Description

The subject premises occupies a unit in the prime section of North End, between the two entrances to the Whitgift Shopping Centre and opposite the south entrance to the Centrale Shopping Centre.

Nearby occupiers include **JD Sports, Card Factory, Next, Pandora, Vodafone, Footasylum** as well as recently announced new **JD Sports** store.

Please refer to the attached copy of the street traders plan for further details.

Accommodation

The premises are arranged over ground, first and second floors and comprise the following net internal areas:

Ground Floor	932 sq. ft.	(86.60 sq. m)
First Floor	327 sq. ft.	(30.40 sq. m)
Second Floor	227 sq. ft.	(21.11 sq. m)

Lease

The premises are available on a new lease for a term to be agreed.

Rent

£70,000

per annum exclusive.



Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£27,000
UBR (23/24)	0.499p

All parties are to be advised to make their own enquires to the relevant authority.

EPC

The property has an EPC rating of C. A full Energy Performance Certificate is available upon request.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

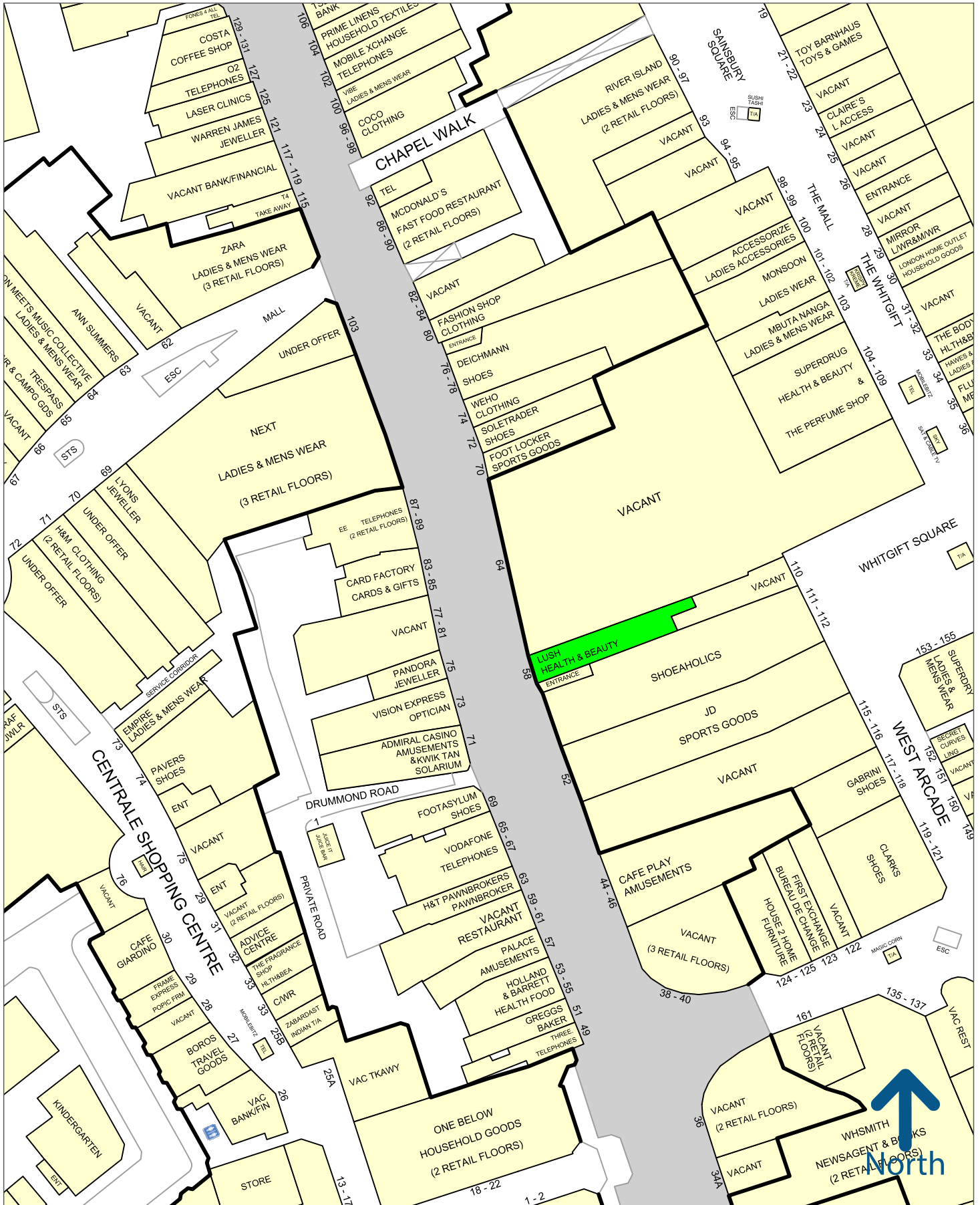
Viewing

Strictly by appointment through joint agents, **Green & Partners**, contacting:

Freddie King **07545 386694**
freddie.king@greenpartners.co.uk

Matt Beardall **07912 746923**
Matt.beardall@greenpartners.co.uk

Subject to Contract



50 metres

Experian Goad Plan Created: 20/09/2022
Created By: Green and Partners



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