

# SHOP TO LET

## CROYDON

### 96/98 NORTH END



#### Description

The premises occupy prime position on North End Road adjacent to an entrance to the Whitgift Shopping Centre and **Vibe Clothing**. Other nearby occupiers include **Zara**, **McDonalds**, **RBS**, **Warren James**, **Flight Centre** and **Next**.

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

#### Accommodation

The unit is arranged over ground floor only comprising the following approximate areas:

<b>Ground Floor Sales</b>	2,029 sq. ft.	(188.6 sq. m)
<b>First Floor Ancillary</b>	681 sq. ft.	(63.3 sq. m)
<b>Second Floor Ancillary</b>	778 sq. ft.	(72.3 sq. m)

#### Lease

The premises are available, subject to vacant possession, on a new effectively full repairing and insuring lease for a term to be agreed, subject to an upward only rent review in the 5th year of the term.

#### Rent

Upon application.

#### Business Rates

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

<b>Rateable Value</b>	£102,000
<b>UBR (20/21)</b>	0.512p

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

#### EPC

An EPC has been commissioned. A full report is available upon request.

#### Legal Costs

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

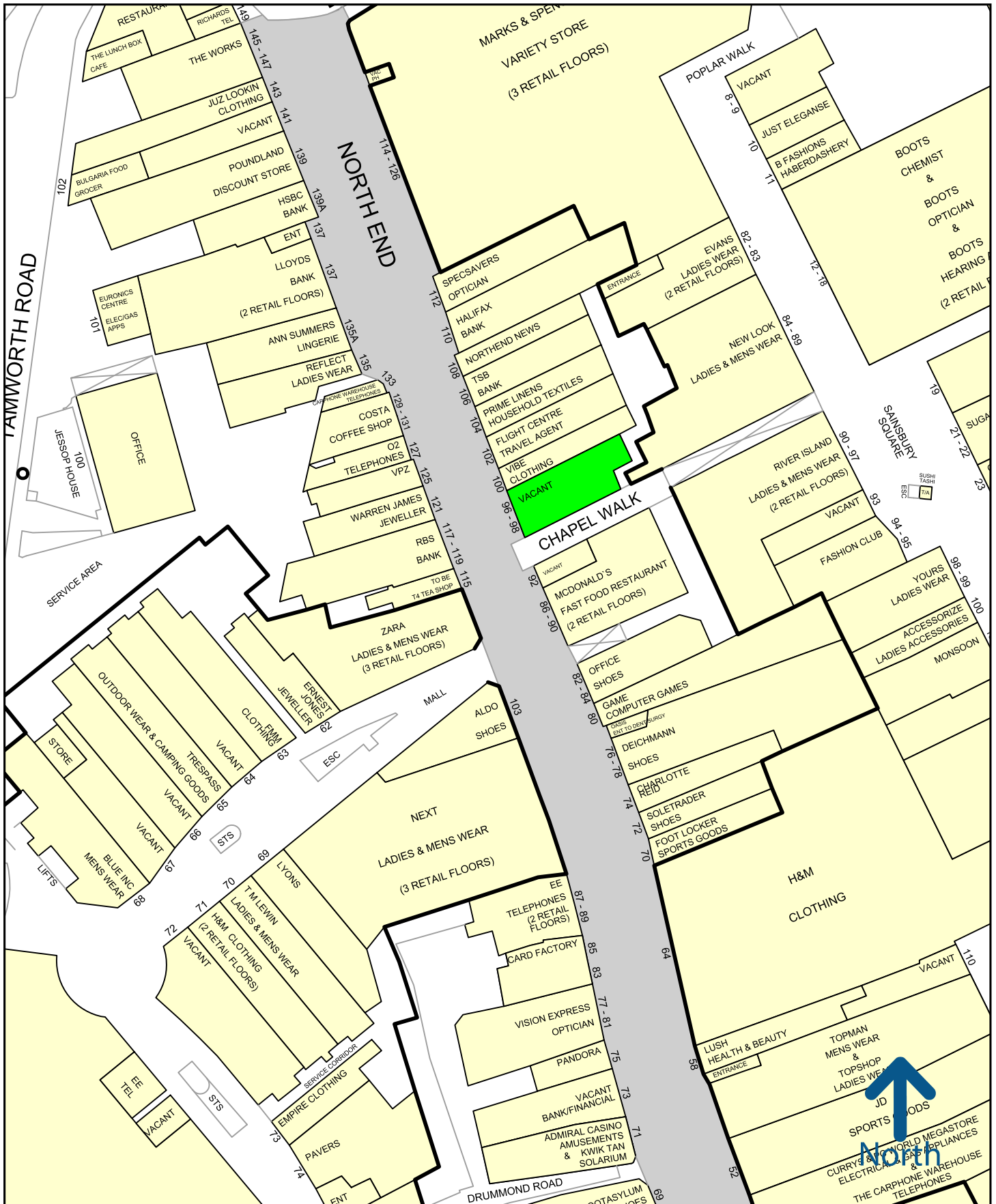
#### Viewing

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

**Harry Silcock** 020 7659 4839  
harry.silcock@greenpartners.co.uk

**Harry Jeffery** 020 7659 4837  
harry.jeffery@greenpartners.co.uk

*Subject to Contract*



50 metres

Experian Goad Plan Created: 22/07/2020

Created By: Green and Partners



Copyright and confidentiality Experian, 2020. © Crown  
copyright and database rights 2020. OS 100019885

For more information on our products and services:  
[www.experian.co.uk/goad](http://www.experian.co.uk/goad) | [goad.sales@uk.experian.com](mailto:goad.sales@uk.experian.com) | 0845 601  
6011