

# CLASS E OPPORTUNITY

# CROYDON

## UNIT 25A

## CENTRALE SHOPPING CENTRE



### Description

Centrale Shopping Centre is located within Croydon town centre. It is anchored by **House of Fraser** and **Next**. Other retailers within the scheme include **Sports Direct**, **Boots**, **H&M**, and **Zara**. The scheme has an annual footfall of over **10 million**. It sits opposite to the Whitgift Shopping Centre and fronts North End Road. See attached street traders plan.

### Accommodation

The unit is arranged over ground and mezzanine floors and provides the following approximate areas:

<b>Ground Floor</b>	3,401 sq. ft.	(315.96 sq. m)
<b>Basement</b>	1,133 sq. ft.	(105.26 sq. m)

### Lease

The premises are available on a new effectively full repairing and insuring lease for a term to be agreed.

### Rent

Upon application.

### Service Charge

The service charge payable for the financial year is £46,889 per annum.

### Business Rates

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

<b>Rateable Value</b>	£73,000
<b>UBR (20/21)</b>	0.512p

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

### EPC

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

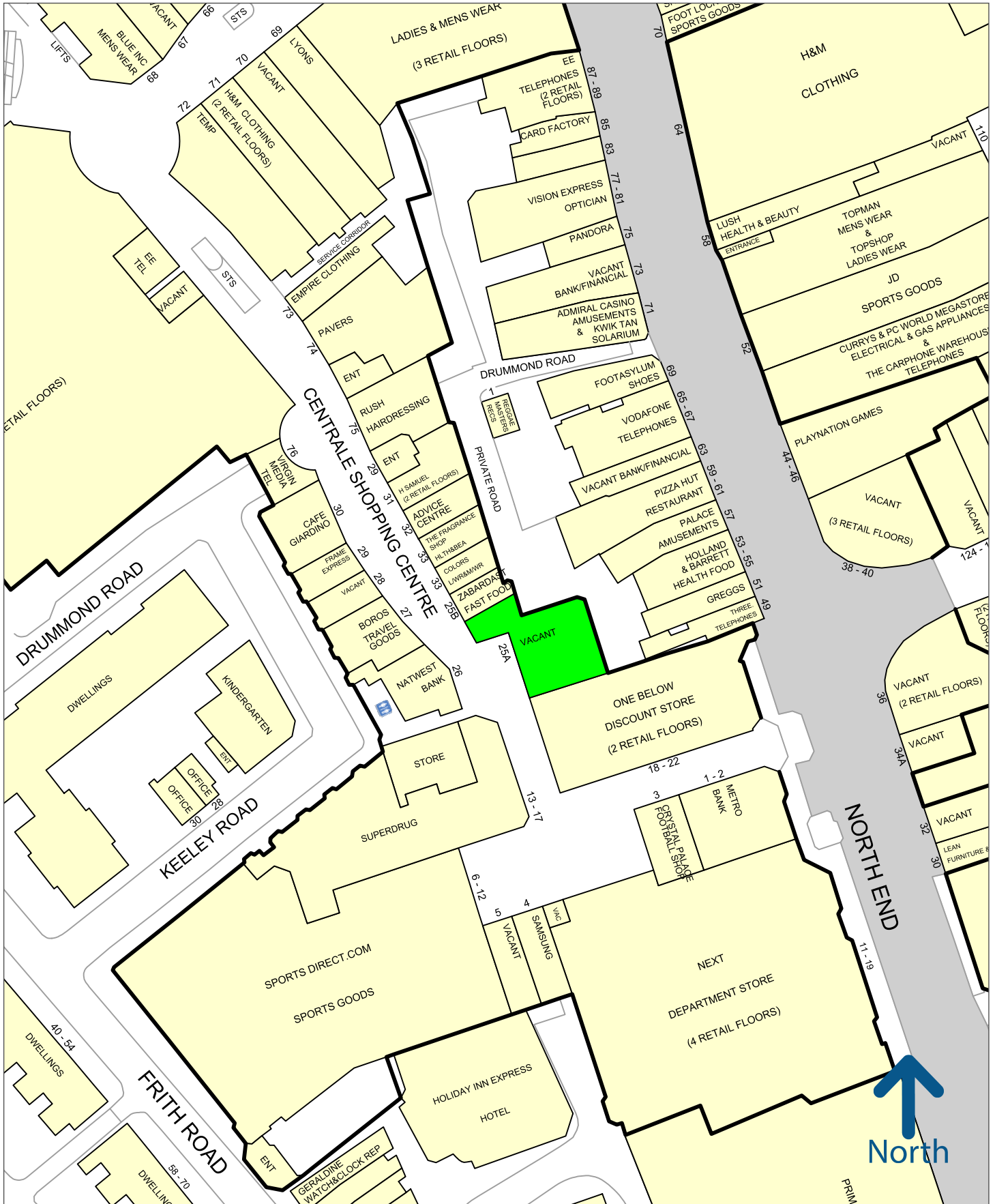
### Viewing

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: 22/04/2021  
Created By: Green and Partners



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