

Malcolm Martin

Chartered Valuation Surveyor

**GROUND FLOOR
RESTAURANT/SHOP
WITH**

LARGE BASEMENT

TO LET ON NEW LEASE

71 GEORGE STREET CROYDON CR0 1LD

Rent £65,000 pa

Premium £35,000



Approximately 200 metres east (and on the same side) of East Croydon Railway and Tram Stations and Bus Interchange

Neighboring units including such multiples as, Caffé Nero, Pret a Manger, Nandos, Co-op Bank etc

Description & Location

The property consists of a ground floor and basement lock-up unit, about 200 metres east of the very busy East Croydon Railway and Tram Stations and Bus Interchange. With Rear Access for loading.

Currently fully fitted out restaurant with associated takeaway having rear ground floor bar, two WCs (one for the less able) and tiled out Basement Preparation and Wash-up area.

Accommodation

Ground Floor

Gross Frontage	3.72 m	(12' 2")
Internal Width (front)	3.27 m	(10' 9")
widening after 8.22 m (27' 0") to	4.79 m	(15' 9")
Internal Width (rear)	4.20 m	(13' 9")
Shop Depth	19.01 m	(62' 4")
Built Depth	22.39 m	(73' 6")
Ground Floor Sales	75.25 m ²	810 ft ²

Basement

Main Preparation Area	56.90 m ²	612 ft ²
Secondary Storage (2 rooms)	5.27 m ²	57 ft ²
Under Pavement	12.71 m	137 sq ft

Two WCs (one for the less able) with lobby area

Rear Yard – rear loading, with rear access

Use

Current use of the premises is a restaurant or retail shop within Class E of the Schedule to the Town & Country Planning (Use Classes) Order 1987.

New Lease

New lease length by agreement on full repairing and insuring terms, subject to five-yearly rent reviews.

Rent - £65,000 pa

Premium - £30,000

Current Rateable Values

Shop and Premises	£40,250
Basement	£ 4,050
Rate in Pound (2020/21)	49.9 p

The 2024/2025 Retail Hospitality and Leisure Business Rate Relief Scheme will provide eligible, occupied properties in Retail, Hospitality and Leisure businesses with a 75% rate relief up to a cash cap of £110,000 per business.

VAT

The exemption on this property has been waived, so VAT will be charged on the rent, premium, and any other relevant costs.

Legal Costs

Each side to pay their own legal costs.



Rear of Restaurant showing Bar Area



Basement Preparation and Wash-up Areas



Viewing Strictly by appointment only through Sole Agent

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Protection from Unfair Trading Regulations 2008 (CPRs)
Business Protection from Misleading Marketing Regulations 2008 (BPRs).

Prospective tenants are informed that whilst these details have been checked and so are believed to be correct, free from incorrect information or misleading omissions and issued in good faith, we would be pleased to re-check any information if requested. This is particularly so if you are travelling some distance to view.

These particulars are subject to contract. They do not constitute any part of an offer or contract. Neither the vendors nor their agents nor any person in their employ, bind themselves in any way, nor are warranties given in respect of any statements contained in these particulars, intending purchasers must verify all statements by inspection or otherwise.