



James ashley
commercial
property consultants

92 High Street | Croydon | Surrey | CR0 1ND
TAKE-AWAY LEASE FOR SALE

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- ground floor & basement
- 75.71 m² (815 ft² ft²) approx.
- lease assignment
- sui generis use (take-away)
- passing rent: £25,000 per annum
- **premium: offers in the region of £50,000**

DESCRIPTION

Mid terrace take-away premises arranged on the ground floor as a front sales area, open plan kitchen, preparation area, walk in fridge/freezer and single WC. The basement provides basic storage and currently accessed externally.

We understand that the premises has a Sui Generis (Hot Food Take Away) Use. Please note that the tenant is looking for a premium for the fixtures, fittings and goodwill. Contact us for further information.

LOCATION

Situated in a prominent position on the High Street, between Laud Street and The Croydon Flyover (A232), in Croydon town centre.

Neighbouring occupiers include; Domino's Pizza, Premier Convenience Store, Greggs, Sainsburys Local, Chicken Valley, Tops Pizza, Coughlans Bakery and Mail Boxes Etc, together with a good vibrant mix of other independent and local traders.

East Croydon mainline railway, tram and bus station is within walking distance, providing services to central London Victoria, London Bridge, Clapham, Brighton, Gatwick, Watford and Bedford. There are also buses serving the area located on the High Street.

ACCOMMODATION

Ground floor	54.35 m ²	585 ft ²	
Basement	21.37 m ²	230 ft ²	
TOTAL	75.71 m²	815 ft²	N.I.A.

TENURE

Assignment of a 14 year lease from February 2024, with 4 yearly rent reviews.

BUSINESS RATES & EPC

We understand that the current rateable value is £11,500 and the EPC rating is B. Contact Croydon Council on 020 8726 7000 to confirm what business rates might be payable.

By prior arrangement by contacting the tenants joint sole letting agents:

James Stefanopoulos or Ashley Brudenell



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