



kearney bell

406 Linen Hall, 162/168 Regent Street
London, W1B 5TG

T: 020 3773 9390
www.kearneybell.co.uk

CROYDON – 72 NORTH END

- ****ALL ENQUIRIES****
- **COMMERCIAL UNIT IN HIGH FOOTFALL LOCATION**



LOCATION

The unit is situated in the busiest part of the street between the two North End entrances to The Whitgift Shopping Centre and diagonally opposite the north entrance to Centrale Shopping Centre.

Occupiers in close proximity include Deichmann, Foot Locker, Zara, Next, H&M, Card Factory, EE and JD.

ACCOMMODATION

The premises provide the following approximate net internal floor areas:

Ground Floor	95.8 sq m	1,031 sq ft
First Floor	53.2 sq m	573 sq ft
Second Floor	37.0 sq m	399 sq ft

TENURE

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

Alternatively, a sale of the freehold will be considered. Further details available on request.

RATES

Rateable Value (2017) £70,500.

Interested parties are advised to speak to the local authority with any further enquiries.

SERVICE CHARGE

TBC.

COSTS

Each party is to be responsible for their own professional costs incurred in the transaction.

EPC

Available on request.

INSPECTIONS

Viewing is strictly by appointment with:

Aaron Bell
020 3773 9393
aaron@kearneybell.co.uk

Subject to vacant possession.