

THE SKYLARK

34-36 SOUTH END • CROYDON • CR0 1DP



THE SKYLARK

34-36 South End, Croydon, CR0 1DP

Key Highlights:

- Prominent end of terrace public house to let
- Former JD Wetherspoon unit
- New free of tie lease available
- Rental offers in excess of £90,000 per annum
- GIA – 822 Sq M (8,853 sq ft)
- Arranged over ground, basement and first floor
- Located in close proximity to East Croydon and South Croydon train stations
- Enclosed beer garden to the rear

Location

The Skylark is located in the London Borough of Croydon in South London, 11.3 miles (18.0 km) south of central London, 10.9 miles (17.5 km) west of Orpington and 9.4 miles (15.1 km) south east of Wimbledon.

The property occupies a prominent position on South End which adjoins the A236 to the south and Lower Coombe Street to the north. Nearby occupiers in Croydon include Co-Op, The Market Tavern (Stonegate) and The Green Dragon (Stonegate).

South Croydon and East Croydon train stations are located just 0.4 miles and 1.2 miles away respectively and provides regular services via Southern Railway to Caterham, London Bridge, Brighton, London Victoria and Cambridge. The A232 connects the area with West Wickham to the east and Sutton to the west.

Description

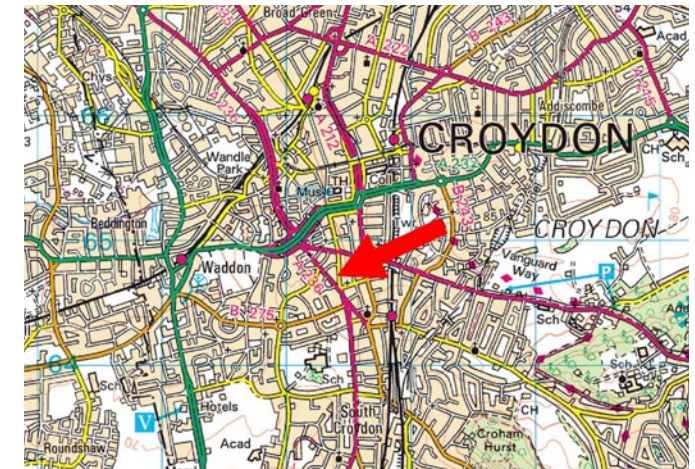
The property fronts South End and comprises a two storey end of terrace building with rendered elevations beneath a flat roof.

The ground floor comprises an open plan trading area with bar servery to the left of the main entrance with seating on loose tables and chairs and fixed booth seating. Ancillary areas include a disabled toilet, staff changing, office and beer cellar with a goods lift that services the first and basement levels.

The first floor is accessed by a staircase to the rear of the property and comprises a secondary bar servery, ladies and gentlemen's toilets and a commercial kitchen with dumb waiter to the ground floor. There is a separate access from behind the bar at ground floor.

The basement comprises a beer cellar with a goods lift from behind the bar at ground floor.

Externally, there is an enclosed beer garden and bin storage to the rear right of the building.



Approximate Floor Areas GIA

FLOOR	DESCRIPTION	SQ.M	Sq.Ft
FIRST	Trading & Ancillary	362.7	3,904
GROUND	Trading & Ancillary	415.7	4,474
BASEMENT	Ancillary	44.1	475
TOTAL		822.5	8,853

Prospective tenants are advised to check these areas which are indicative only and show best estimates under the current configuration.

Planning

The property currently benefits from Sui Generis use and is not a listed building, nor is it situated in a conservation area.

Premises Licence

The property has been granted a Premises Licence in accordance with the Licensing Act 2003. We understand that the premises is permitted to sell alcohol under the following hours:

- Sunday to Thursday – 09:00 to 00:00
- Friday to Saturday – 09:00 – 01:00

Rateable Value

The subject property is entered in the 2017 Rating List with a Rateable Value of £88,000.

EPC

An EPC assessment has been arranged and will be available shortly.

Tenure

Rental offers are invited in excess of £90,000 per annum for a new free of tie lease.

Fixtures & Fittings

The premises has been mostly stripped with the exception of the bar servery, the booth seating and the beer cellar cooling equipment.

Viewing

For further information and all formal viewing requests please contact the sole letting agents Savills.

Money Laundering

Money Laundering Regulations require Savills to conduct checks upon all tenants. Prospective tenants will need to provide proof of identity and residence.





savills

Stuart Stares

+44 (0) 20 7299 3088

+44 (0) 7807 999 841

sstares@savills.com

James Grasby

T: +44 (0) 20 7409 8178

M: +44 (0) 7866 203 540

Email: james.grasby@savills.com

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