

## Prime Shop To Let

CROYDON

So North End

Available Immediately

### Location

The premises occupy a prime trading location on North End between the entrances of Centrale and The Whitgift Shopping Centres. Multiple occupiers in the nearby vicinity include McDonalds, Zara, Next, Deichmann and H&M.

Croydon is one of the leading retail destinations in Greater London. Town centre retail floor space totals approximately 2.6 million sq ft, and the town ranks 14th out of the PROMIS centres in terms of retail floor space.

An extract from the street plan is attached upon which the property has been highlighted.

### Accommodation

The property is arranged over ground and basement floor comprising the following approximate net internal floor areas:-

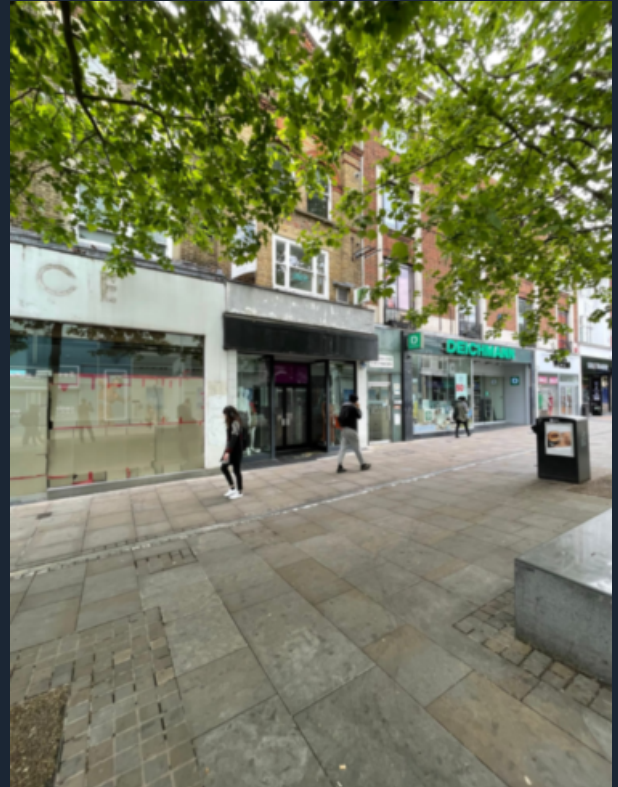
Ground Floor Sales	1,388 sq ft	128 sq m
Ground Floor Ancillary	117 sq ft	11 sq m
Basement Ancillary	665 sq ft	61 sq m

### Lease

The property is available by way of a new full repairing and insuring lease for a term to be agreed, subject to five yearly upward only rent reviews.

### Rent

£65,000 per annum.



### Rates

We have been verbally advised that the property is assessed as follows:-

Rateable Value	£69,500
UBR (2022/2023)	0.512
Rates Payable	£35,584

Interested parties are advised to make their own enquiries with the Local Authorities.

### Legal Costs

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

### EPC

An EPC has been commissioned and a copy can be provided upon request.

## Viewing

All viewings are strictly by prior appointment.

For further information or arrangements to inspect please contact:

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# Prime<sup>+</sup> Retail

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For more information contact:  
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