

TO LET

RETAIL - 8,193 SQ FT (761.13 SQ M) 36 North End, Croydon, Surrey, CR0 1UB

#### DESCRIPTION

The unit comprises a good amount of open plan sales space, with a vast amount of storage space to the rear, and further ancillary space in the basement of the unit.

#### **LOCATION**

The unit is situated in an excellent trading location in the heart of North End, a main retail destination in Croydon. The unit is also adjacent to the entrance to the Whitgift Centre, as well as being in close proximity to the Centrale Shopping Centre.

There are several national occupiers in the vicinity such as Metro Bank, Primark, Barclays. Three Mobile, Greggs, and Holland and Barrett.

# **ACCOMMODATION (NIA)**

ACCOMMISSION (NIA)		
Glazed Frontage	22.86 m	75'0"
Internal Width	16.76 m	55'0"
Shop Depth	20.42 m	67'0"
Ground Floor Sales	2,686 sq ft	249.53
First Floor Sales	2,651 sq ft	246.28
Second Floor Store	2,856 sq ft	265.32
Basement	NOT INSPECTED	
TOTAL (EXCL BSMT)	8,193 SQ FT	761.13 SQ M

# **AMENITIES / OPPORTUNITY**

- Prime corner store to let
- Over 8000 sq ft
- Nearby occupiers include Primark, Metro Bank, Poundland, Footasylum, Greggs, The Whitgift shopping centre and the Centrale shopping centre - both with a number of different occupiers.

#### **TENURE**

A full new repairing and insuring lease is available on terms to be agreed.

### **RENT**

On application.

### **RATES**

Rateable value - £91,000 (2023).

### VAT

VAT will be chargeable on the terms quoted.

# **LEGAL COSTS**

Each party to be responsible for their own legal costs.

# **EPC**

The property has an EPC rating of E.





**VIEWINGS - 01273 876 200** 

**Matt Morris** 

**Richard Pyne** t: 01273 876 213

t: 020 8662 2732

e: rpyne@shw.co.uk

e: mmorris@shw.co.uk

3

twitter - @SHWProperty LinkedIn - SHW Property

Instagram – SHW Property

MAKING PROPERTY WORK

SHW prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor SHW will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, SHW may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. The mention of appliances and/or services or heating/cooling system or any other plant or fenestration systems in this description does not imply that they are in working order. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease. Note: Any maps or plans included in this document are obtained from Promap or Edozo under our Ordnance Surve Business Use Copyright licence ES 100017692 or are Goa Digital Plans including mapping data licensed from Ordnance Survey Crown Copyright 2007 under licence number PU 100017316