

TO LET

RESTAURANTS AND BARS – 2,062 SQ FT (191.56 SQ M) 3A George Street, Croydon, CR0 1LA

### **DESCRIPTION**

A restaurant / retail property arranged on ground floor and basement levels.

### LOCATION

The subject property is situated on popular George Street close to the junction with North End, High street and Crown Hill.

George Street benefits from high footfall as it is the main pedestrian route from East Croydon station to the shopping core of Croydon. There is also a Tramlink stop close to he property.

Traders nearby include Primark, Barclays Bank, Five Guys, Tesco Express, Taco Bell, Caffe Nero and Kokoro.

### **ACCOMMODATION**

Internal width	17'1"	5.21m
Ground floor	1,044 sq ft	96.99 sq m
Basement	1,018 sq ft	94.57 sq m
TOTAL	2,079 SQ FT	196.77 SQ M

# e: rpyne@shw.co.uk

e: mmorris@shw.co.uk

# **AMENITIES / OPPORTUNITY**

- Arranged on ground floor and basement levels
- Situated on George Street
- High footfall
- Main pedestrian route from East Croydon station to central Croydon

### **TENURE**

A new effective FRI lease for a term to be agreed subject to 5 yearly upward only rent reviews.

### RENT

£55,000 per annum.

# RATES

We would advise that recommended parties make their own enquiries with the Local Authority.

# VAT

The property is not elected for VAT.

# LEGAL COSTS

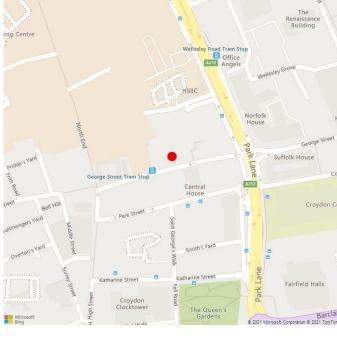
Each party is to be responsible for their own legal fees.

# **EPC**

The property has an EPC rating of C.









**VIEWINGS - 01273 876 200** 

**Richard Pyne** 

**Matt Morris** 

t: 01273 876 213 t: 020 8662 2732

twitter - @SHWProperty

**LinkedIn - SHW Property** 

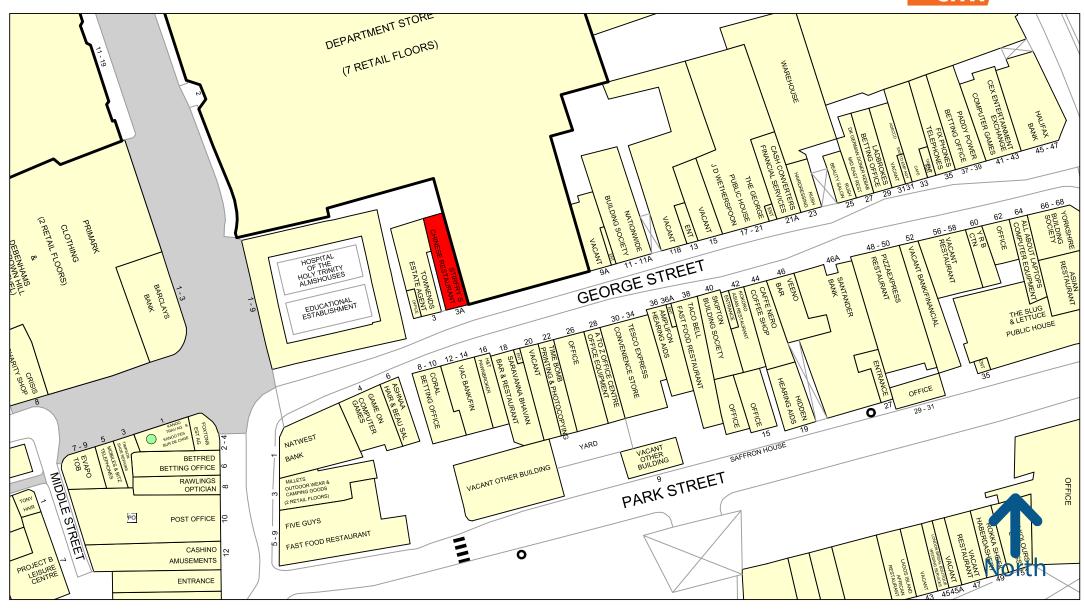
Instagram - SHW Property

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