

**MAKING  
PROPERTY  
WORK**

**SHW**

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**TO LET**

**RETAIL – 1,611 SQ FT (150 SQ M)  
24-26 SOUTH END, CROYDON CR0 1DN**



**DESCRIPTION**

- 1,611 sq ft of ground floor retail space
- Fronting South End, south of Croydon High Street
- Bar servery to the right with open kitchen to the rear of unit

**LOCATION**

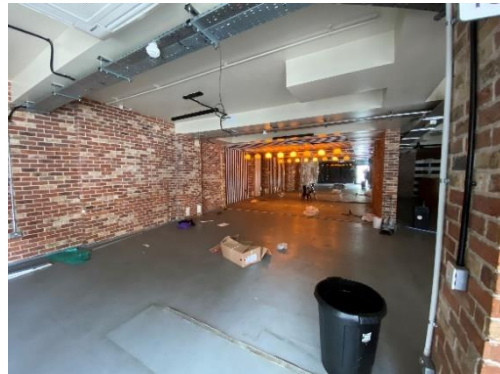
Located on South End, within Croydon's 'restaurant quarter', south of Croydon High Street. Spices Yard Car Park comprising 134 spaces located directly opposite and street parking available outside the property. South Croydon Station is located 0.5 miles southeast of the property.

**ACOMMODATION (NET INTERNAL AREA)**

	SQ FT	SQ M
Ground Floor	1,611	149.62
<b>TOTAL</b>	<b>1,611</b>	<b>149.62</b>

**EPC**

76-100 **D** 80 D



**AMENITIES / OPPORTUNITY**

- Air-conditioning
- Separate male and female WC facilities
- Kitchen facilities
- Bar servery
- Rear yard area

**RENT**

£45,000 per annum exclusive.

**RATES**

The property has a Rateable Value of £43,000.

**VAT**

VAT will be chargeable on the terms quoted.

**LEGAL COSTS**

Each party to be responsible for their own legal costs.



**VIEWINGS – 020 8662 2700**

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