



**James ashley**  
**commercial**  
property consultants

69-71 South End | Croydon | Surrey | CR0 1BF  
RESTAURANT WITH BASEMENT TO LET

# 69-71 South End | Croydon | Surrey | CR0 1BF | RESTAURANT WITH BASEMENT

- ground floor & basement
- 346.05 m<sup>2</sup> (3,725 ft<sup>2</sup>) approx.
- 'e' use class with extraction
- rent: £65,000 per annum
- prime restaurant location
- no premium

## DESCRIPTION

Mid terrace double width shop with basement formerly a restaurant and currently arranged as an open plan front sales/seating area, separate private dining room, preparation area, large kitchen, male and female customer WC's. The basement is arranged as a store room, cellar, managers office, staff room and single WC.

We understand that the premises have an 'E' Use Class, which also includes retail, leisure and office. Alternative uses will be considered, such as educational, etc.

## LOCATION

Situated in a prominent position on South End, between Spices Yard and Aberdeen Road in South Croydon.

Neighbouring occupiers include; a Co-Op Convenience Store, Afters Deserts, Havana Burgers, Uncle Lim's Malaysian, Kingham's Car Dealership, Smacks Burgers, The Truro Restaurant, South End Food Centre, Avenida Brasil Restaurant, Ayat Kitchen Lounge, together with a good vibrant mix of other independent and local traders.

South and East Croydon mainline railway, tram and bus stations are both within walking distance, providing services to central London, Clapham, Brighton, Gatwick, Bedford, Wimbledon, Beckenham and East Grinstead. There are also buses serving the area located on South End.

## ACCOMMODATION

Ground floor	294.95 m <sup>2</sup>	3,175 ft <sup>2</sup>	
Basement	51.10 m <sup>2</sup>	550 ft <sup>2</sup>	
<b>TOTAL</b>	<b>346.05 m<sup>2</sup></b>	<b>3,725 ft<sup>2</sup></b>	<b>N.I.A.</b>

## TENURE

A new Full Repairing and Insuring lease is being offered, on terms to be agreed.

## BUSINESS RATES

We understand that the rateable value is currently £46,750. Contact Croydon Council on 020 8726 6000 to confirm what amount is actually payable.

## VIEWING

By prior appointment by contacting the landlords sole letting agents: -

**James Stefanopoulos or Ashley Brudenell**



✉ [info@james-ashley.co.uk](mailto:info@james-ashley.co.uk)

☎ 020 7127 8781

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