



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

128-130 North End | Croydon | Surrey | CR0 1UD  
PRIME CORNER SHOP TO LET

# 128-130 North End | Croydon | Surrey | CR0 1UD | PRIME CORNER SHOP TO LET

- ground floor
- 120.31 m<sup>2</sup> (1,295 ft<sup>2</sup> ft<sup>2</sup>) approx.
- new lease available
- e use class (other uses considered - s.t.p.)
- rent: £70,000 per annum exclusive
- prominent position in town centre

## DESCRIPTION

Former bank premises, which has been stripped back to shell with services capped off.

We understand that the premises have an 'E' Use Class, which includes; retail, leisure, medical, office and restaurant. Alternative uses will be considered, such as educational - subject to planning.

## LOCATION

Situated in a prominent position on the corner of North End and Popular Walk, close to both Whitgift and Centrale Shopping Centres and multistorey car parks (and proposed new Westfield) in Croydon town centre.

Neighbouring occupiers include; Paddy Power, M & S, The Works, Poundland, HSBC, Lloyds, Specsavers, Halifax, TSB, Costa, O2, Warren James, Zara, McDonalds and Kaspas, to name but a few, together with a good vibrant mix of other independent and local traders.

East and West Croydon mainline railway, tram and bus stations are both within walking distance, providing services to central London Victoria, London Bridge, Clapham, Brighton, Gatwick, Bedford, Wimbledon, Highbury & Islington, Beckenham, Epsom and East Grinstead. There are also buses serving the area located on the London Road.

## ACCOMMODATION

Ground floor	120.31 m <sup>2</sup>	1,295 ft <sup>2</sup>	N.I.A.
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## TENURE

A new Full Repairing and Insuring Lease is available on terms to be agreed.

## BUSINESS RATES & EPC

The business rates will have to be re-assessed, as previously included the upper floors. We understand that the EPC rating is D. Contact Croydon Council on 020 8726 7000 to confirm what business rates might be payable.

By prior arrangement by contacting the landlords sole letting agents:

**James Stefanopoulos or Ashley Brudenell**

