



james ashley
commercial
property consultants

103-105 High Street | Croydon | Surrey | CR0 1QG
PRIME RESTAURANT TO LET

103-105 High Street | Croydon | Surrey | CR0 1QG | FITTED RESTAURANT TO LET

- ground floor & basememt
- 349.77 m² (3,765 ft²) approx.
- new lease available
- 'e' use class
- rent: £39,500 per annum
- **premium:** offers invited for fixtures fittings & goodwill

DESCRIPTION

Prime double fronted corner restaurant premises arranged over the ground floor as a front large seating area, bar/serving counter, fully fitted kitchen with extraction duct, store/staff room, Male, Female & Disabled WC's and a fire exit to the rear. The basement comprises a large room (former private dining), two store rooms, walk in fridge and stand alone freezers.

We understand that the premises has an E Use Class. Please note that the tenant is looking for a premium for the fixtures, fittings and goodwill. Contact us for further information.

LOCATION

Situated in a prominent corner position on the High Street, between Mason's Avenue and The Croydon Flyover (A232), in Croydon town centre.

Neighbouring occupiers include; Domino's Pizza, Premier Convenience Store, Greggs, Sainsburys Local, Chicken Valley, Tops Pizza and Mail Boxes Etc, together with a good vibrant mix of other independent and local traders.

East Croydon mainline railway, tram and bus station is within walking distance, providing services to central London Victoria, London Bridge, Clapham, Brighton, Gatwick, Watford and Bedford. There are also buses serving the area located on the High Street.

ACCOMMODATION

Ground floor	283.81 m ²	3,055 ft ²	
Basement	65.96 m ²	710 ft ²	
TOTAL	349.77 m²	3,765 ft²	N.I.A.

TENURE

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

BUSINESS RATES & EPC

We understand that the current rateable value is £39,500 and the EPC rating is C. 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

