



**SARAVANA BHAVA**  
WORLD'S NO. 1 INDIAN VEGETARIAN RESTAURANT CHAIN

INDIA	SINGAPORE	MALAYSIA	THAILAND	HONGKONG	U.A.E	SAUDIA ARABIA	OMAN	QATAR	BAHRAIN
KUWAIT	SOUTH AFRICA	FRANCE	GERMANY	NETHERLANDS	CANADA	U.K.	U.S.A	AUSTRALIA	KENYA



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

18 George Street | Croydon | London | CR0 1PA  
RESTAURANT PREMISES TO LET

# 18 George Street | Croydon | London | CR0 1PA | RESTAURANT WITH BASEMENT

- ground floor & basement
- 233.83 m<sup>2</sup> (2,517 ft<sup>2</sup>) approx.
- 'e' use class
- new lease available
- rent: £60,000 per annum
- external ducting in place

## DESCRIPTION

Mid terrace restaurant premises arranged over the ground floor, currently being refurbished to provide an open plan ground floor shell, with a good ceiling height, gas and three phase power. The basement is also mainly open plan, with a rear store room, customer WC's and fire exit.

We understand that the premises have an 'E' Use Class and still has the previous tenants cooking duct/extraction fitted to the rear of the building.

## LOCATION

Situated in a prime position on George Street, between the High Street and Wellesley Road in the centre of Croydon.

Neighbouring occupiers include; Nat West, H & T, Nationwide, Amplifon, Taco Bell, Skipton Building Society, Kokoro, Caffe Nero, Wetherspoons, Cash Converters, Santander, Rush, German Doner Kebab, Pizza Express, Paddy Power, Headmasters, CEX, Yorkshire Building Society and Popeyes Chicken, together with a good mix of other independent and local traders.

East Croydon mainline railway and bus station is within walking distance, providing services to London Victoria, London Bridge, Clapham Junction, Brighton and Gatwick. There are also various buses serving the area located on Wellesley Road and trams further along George Street.

## ACCOMMODATION

Ground floor	109.58 m <sup>2</sup>	1,180 ft <sup>2</sup>	
Basement	124.30 m <sup>2</sup>	1,337 ft <sup>2</sup>	
<b>TOTAL</b>	<b>233.88 m<sup>2</sup></b>	<b>2,517 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

The rateable value is to be re-assessed due to the refurbishment works. Contact Croydon Council on 020 8726 7000 to confirm what amount might be payable.

## VIEWING

By prior appointment by contacting the landlords retained letting agents:

**James Stefanopoulos or Ashley Brudenell**



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

☎ 020 7127 8781

[james-ashley.co.uk](http://james-ashley.co.uk)



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