



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

- ground, first & second floors
- 127.74 m² - 341.41 m² (1,375 ft² - 3,675 ft²) approx.
- new lease available
- e use class (other uses considered - s.t.p.)
- rent: £70,000-£130,000 per annum exclusive
- prominent position in town centre

DESCRIPTION

Former bank premises, currently arranged as an open plan front sales area, with two separate rear offices and a storeroom. The first floor is partitioned into various glazed meeting rooms, an IT room and disabled WC, accessed via a front passenger lift or the rear internal staircase. The second floor is also partitioned providing a large meeting room, staff room/kitchen, two store rooms and staff WC's.

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	127.74 m ²	1,375 ft ²	
First Floor	122.63 m ²	1,320 ft ²	
Second Floor	91.04 m ²	980 ft ²	
TOTAL	341.41 m ²	3,675 ft ²	N.I.A.

TENURE

A new Full Repairing and Insuring Lease on terms to be agreed on either the ground floor only, or the entire building.

BUSINESS RATES & EPC

We understand that the current rateable value is £67,000 and EPC rating is D. Contact Croydon Council on 020 8726 7000 to confirm what amount is payable.



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