



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

152 Upper Shirley Road | Croydon | Surrey | CR0 5HA  
FORMER PUBLIC HOUSE TO LET

- ground floor & basement
- 294.03 m<sup>2</sup> (3,165 ft<sup>2</sup>) approx.
- 'sui generis' use
- new lease available
- rent: £40,000 per annum
- other commercial & community uses considered

## DESCRIPTION

Prominent corner former public house to be offered in a shell and core condition with services capped off. Benefits from a patio/external seating area and basement storage.

We understand that the premises currently has a 'Sui Generis Use' (former Drinking Establishment). Other commercial and community uses will be considered, subject to planning.

## LOCATION

Situated in a prominent position on the corner of Upper Shirley Road and Sandpits Road, almost opposite Oaks Road, between the busy A232 and A212 main arterial routes.

Neighboring occupiers include; a Londis Convenience Store, Hair & Beauty Salon, Plumbing & Heating Engineers, The Surprise Inn Public House, a Pharmacy and Coloma Convent Girls School.

East Croydon mainline railway, tram and bus station is approximately 2.5 miles away, providing services to London Victoria, London Bridge, Clapham Junction, Brighton and Gatwick. There are also buses serving the area located opposite on Upper Shirley Road.

## ACCOMMODATION

|              |                       |                       |        |
|--------------|-----------------------|-----------------------|--------|
| Ground floor | 216.92 m <sup>2</sup> | 2,335 ft <sup>2</sup> |        |
| Basement     | 77.11 m <sup>2</sup>  | 830 ft <sup>2</sup>   |        |
| TOTAL        | 294.03 m <sup>2</sup> | 3,165 ft <sup>2</sup> | N.I.A. |

## TENURE

A new Full Repairing & Insuring Lease is available on terms to be agreed. Virtual Freehold sale maybe considered.

## BUSINESS RATES

We are advised that the current Rateable Value is £17,200. Contact Croydon Council on 020 8726 7000 to confirm what amount might be payable.

## VIEWING

Strictly by appointment only through retained landlords agents: -

**James Stefanopoulos or Ashley Brudenell**

