



- ground floor & basement
- 300.52 m² (3,235 ft²) approx.
- 'sui generis' use
- new lease
- rent/price: on application
- 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 small patio/external seating area and basement storage.

We understand that the premises currently has a 'Sui Generis Use' (former Drinking Establishment). Alternative 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.

Neighbouring 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	223.41 m ²	2,405 ft ²
Basement	77.11 m ²	830 ft ²
TOTAL	300.52 m²	3,235 ft²

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 would be payable.

VIEWING

Strictly by appointment only through retained landlords sole agents: -

James Stefanopoulos or Ashley Brudenell

