

CHARTERED SURVEYORS – VALUERS COMMERCIAL & INDUSTRIAL ESTATE AGENTS
PROPERTY MANAGERS & BUILDING SURVEYORS

TRIPLE FRONTED RETAIL UNIT

A3 USE

TO LET

3 – 7 SOUTH END, CROYDON, SURREY CR0 1BE



LOCATION:

The property is located on the east side of South End, just to the south of the junction with Coombe Road. South End is the main road into Croydon Town Centre, approximately half a mile to the north, and within what is known as the “Restaurant Quarter” with a variety of commercial, retail, leisure and restaurant operators.



Covering SOUTH LONDON • KENT • SURREY • SUSSEX

PAUL S. LACK BSc FRICS RICHARD G WOODS BSc FRICS

ASSOCIATE: JERRY C TAYLOR FRICS

Regulated by RICS

IMPORTANT ATTENTION IS TO THE NOTICE OVERLEAF

ACCOMMODATION: The approximate floor areas are below:-

Ground floor

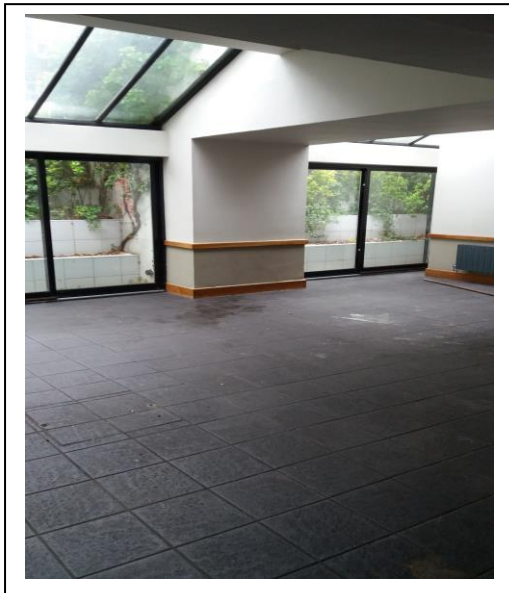
Ground Floor Retail Area	1,600 sq ft	(148.64 sq m)
Kitchen	128.29 sq ft	(11.91 sq m)
Disabled WC	36 sq ft	
Basement	320.74 sq ft	(29.79 sq m)

1st floor

Landing		
Dressing room	101.14 sq ft	(9.39 sq m)
Male WC	84.90 sq ft	
Female WC	65.44 sq ft	
Storage	16.56 sq ft	

2nd floor

Room 1	97.12 sq ft	
Room 2	65.04 sq ft	
Room 3	103.95 sq ft	



NOTICE

Stuart Edwards Fullermoon for themselves and for vendors or lessors of this property whose agents they are give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract.
- (ii) All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) If for any reason an interested party wishes to rely on any aspect of the particulars or statement at any particular date without further investigation such interested party should seek direct written confirmation from Stuart Edwards Fullermoon.
- (iv) No person in the employment of Stuart Edwards Fullermoon has any authority to make or give any representation or warranty whatever in relation to this property.

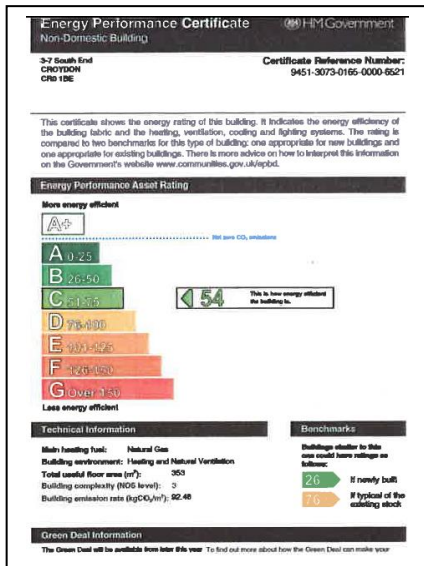
LEASE: The premises are available on a new FRI lease, for a minimum period of 10-years.

RENT: £45,000 per annum.

VAT: VAT is applicable.

SERVICES: None have been tested.

VIEWING: Viewing is by appointment through joint agents:-



Stuart Edwards Fullermoon
102 – 104 High Street, Croydon CR9 1TN
Tel: 020 8688 8313
Email: retail@stuart-edwards.com

Or
SHW
69 Park Lane, Croydon CR0 1JD
Tel: 020 8662 2700
Email: nevans@shw.co.uk

SUBJECT TO CONTRACT
(Revised March 2018)

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website. (www.commercialleasecodeew.co.uk)