



MAKING
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TO LET

RETAIL – 8,193 SQ FT (761.13 SQ M)

36 North End, Croydon, Surrey, CR0 1UB

DESCRIPTION

The unit comprises a good amount of open plan sales space, with a vast amount of storage space to the rear, and further ancillary space in the basement of the unit.

LOCATION

The unit is situated in an excellent trading location in the heart of North End, a main retail destination in Croydon. The unit is also adjacent to the entrance to the Whitgift Centre, as well as being in close proximity to the Centrale Shopping Centre.

There are several national occupiers in the vicinity such as Metro Bank, Primark, Barclays, Three Mobile, Greggs, and Holland and Barrett.

ACCOMMODATION (NIA)

Glazed Frontage	22.86 m	75'0"
Internal Width	16.76 m	55'0"
Shop Depth	20.42 m	67'0"
Ground Floor Sales	2,686 sq ft	249.53
First Floor Sales	2,651 sq ft	246.28
Second Floor Store	2,856 sq ft	265.32
Basement	NOT INSPECTED	
TOTAL (EXCL BSMT)	8,193 SQ FT	761.13 SQ M

AMENITIES / OPPORTUNITY

- Prime corner store to let
- Over 8000 sq ft
- Nearby occupiers include Primark, Metro Bank, Poundland, Footasylum, Greggs, The Whitgift shopping centre and the Centrale shopping centre - both with a number of different occupiers.

TENURE

A full new repairing and insuring lease is available on terms to be agreed.

RENT

On application.

RATES

Rateable value - £91,000 (2023).

VAT

VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party to be responsible for their own legal costs.

EPC

The property has an EPC rating of E.



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