



TO LET

RESTAURANT / RETAIL 1044 SQFT GF 1018 SQFT BST
3A George Street, Croydon, CR0 1LA

SHW

**MAKING
PROPERTY
WORK**

SHW.CO.UK

Rent | £55,000 PAX

LOCATION

The subject property is situated on popular George Street close to the junction with North End, High street and Crown Hill.

George Street benefits from high footfall as it is the main pedestrian route from East Croydon station to the shopping core of Croydon. There is also a Tramlink stop close to the property.

Traders nearby include Primark, Barclays Bank, Five Guys, Tesco Express, Taco Bell, Caffe Nero and Kokoro.

The proposed Croydon Partnership development of the Whitgift centre is nearby.

DESCRIPTION

A restaurant / retail property arranged on ground floor and basement levels.

ACCOMMODATION

Internal width	17'1"	5.21 M
Ground floor	1,044 Sqft	96.99 Sqm
Basement	1,018 Sqft	94.57 Sqm

TENURE

A new effective FRI lease for a term to be agreed subject to 5 yearly upward only rent reviews.

RENT

£55,000 PAX

RATES

We have been verbally informed by the local authority that the premises have a rateable value of £53,500

VAT

The property is not elected for VAT

LEGAL COSTS

Each party is to be responsible for their own legal fees

EPC

An EPC is being prepared and will be available shortly.



VIEWINGS – 01273 876 200

Richard Pyne t: 01273 876 213 | e: rpyne@shw.co.uk

Oliver Fallbrowns t: 07961 231286 | e: OFallbrowns@shw.co.uk



SOCIAL

Follow us on twitter @SHWProperty

**MAKING
PROPERTY
WORK**

SHW.CO.UK

**VIEWINGS – 01273 876 200**

Richard Pyne t: 01273 876 213 | e: rpyne@shw.co.uk

Oliver Fallbrown t: 07961 231286 | e: OFallbrown@shw.co.uk

**SOCIAL**

Follow us on twitter @SHWProperty

**MAKING
PROPERTY
WORK****SHW.CO.UK**