

# Town Centre Restaurant - To Let

57-59 South End Croydon Surrey CR0 1BF



t 01923 230414

One Wellstones Watford Hertfordshire WD17 2AE

e admin@warrantgroup.net

www.warrantgroup.net



## Location

Croydon is located approximately 13 miles south of Central London, 7 miles south west of Bromley and 5 miles east of Sutton. The M25 is 12 miles to the south and is accessed via the A23 which becomes the M23 motorway and joins the M25 at Junction 7.

The town has a population of 52,104 persons and benefits from excellent rail communications with frequent services to Central London in approximately 18 minutes from East Croydon to Victoria and 12 minutes from West Croydon to London Bridge. East Croydon station is part of the Thameslink line which provides a cross London service between Bedford and Brighton. Gatwick Airport is approximately 30 miles south via the M23. Croydon is the largest office centre in the South East of England outside Central London.

## Situation

The property is situated to the south of the town's prime retail core on South End (A235), the major route into the town centre from the south. The property is situated within an established restaurant and bar area, with a mixture of national operators, including JD WETHERSPOON and FISH & GRILL, and local traders. There are several pubs and restaurants close by.

The town's main A3/A4 restaurant/bar area is approximately 10 minutes walk to the north of the property, just to the south of the prime pedestrianised retail section on North End. Operators represented in this section of the town centre include NANDOS, REFLEX and TIGER TIGER. There is also a Vue multiplex cinema.

## Description

The Premises comprises a ground and first floor premises.

## Planning

The property has an established Class E (formerly Class A3 - Restaurant) Use.

A Prior Notification (Permitted Development) application was approved by on the 26th March 2024 Croydon Council for the conversion of the second floor to form 2No. residential flats.

Details of the scheme can be provided upon request.

## Landlords Works

The Landlord proposes to effect the above Prior Notification Approval and to undertake the compartmentalisation (acoustic and fire protection) works between the first and second floors in advance of any letting being concluded.

## Accommodation

The accommodation comprises a ground floor restaurant with first floor seating overlooking the vaulted area. The approximate areas: -

### Lettable Area

Ground Floor	2,847	ft <sup>2</sup>	264.50	m <sup>2</sup>
First Floor Ancillary	1,118	ft <sup>2</sup>	103.90	m <sup>2</sup>
<b>TOTAL</b>	<b>3,965</b>	<b>ft<sup>2</sup></b>	<b>368.40</b>	<b>m<sup>2</sup></b>

## Energy Performance Certificate

The Energy Performance Certificate is to be provided on request.

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ 67 This is how energy efficient the building is.

Net zero CO<sub>2</sub> emissions

## Rating Assessment

The existing Rateable Value for the entire property is £81,000.

Where a letting is concluded in respect of the ground and first floors only, the Rateable Value is to be reassessed.

The Uniform Business Rate for the year 2024/25 is 51.2p in the £.

## Local Authority

Croydon Council  
 Bernard Weatherill House  
 8 Mint Walk  
 Croydon  
 CR0 1EA

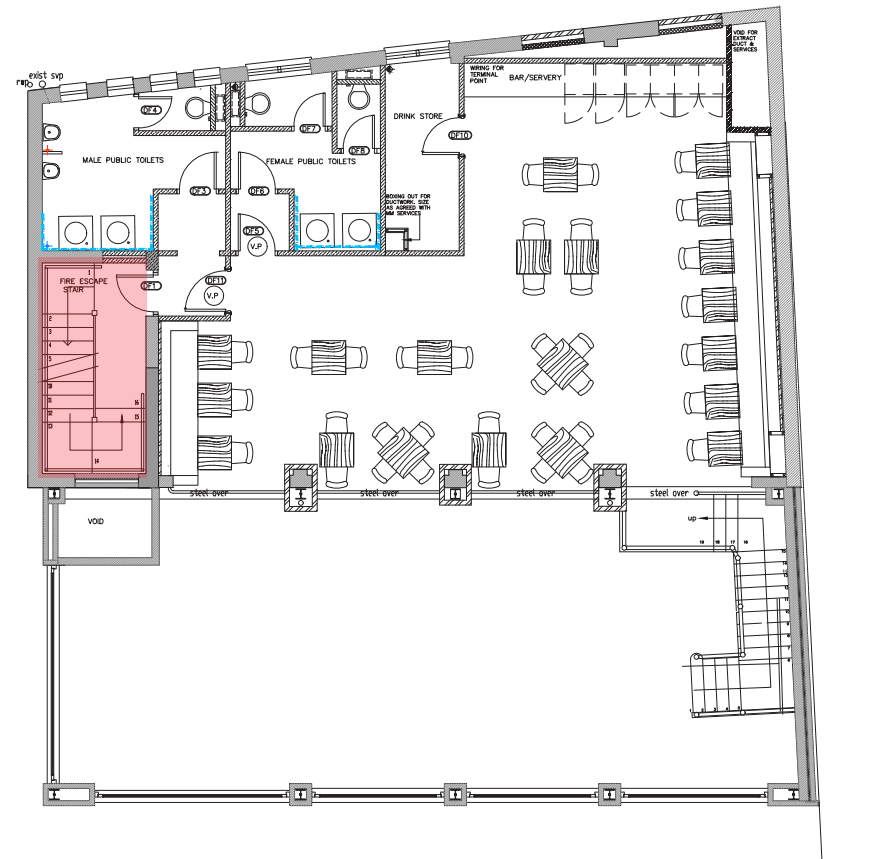


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Ground Floor Plan



First Floor Plan

Areas to be retained by the Landlord for access to the Second Floor. However, it is proposed that the tenant of the Restaurant Premises will have use of the stairs between first and ground floor as a secondary means of escape only.

**NOT TO SCALE**



## TERMS

### Lease

The Ground and First Floors are available to let on a new effectively full repairing and insuring lease for a minimum term of 15 years, subject to 5 yearly upward only rent reviews.

### Rent

£65,000 per annum exclusive of VAT.

### Premium

Nil Premium

### Rent Free Period

Three months from completion of the lease or occupation whichever is the earlier.

### Tenant's Deposit

The equivalent to six month's rent plus VAT (i.e. £39,000). The deposit is to be capable of increase in line with any increase in the rent.

### Availability

The Ground and First floors will be available for occupation on completion of the Landlord's Works (or earlier by agreement) and the legal documentation.

#### Disclaimer:

**Warrant Properties Limited gives notice that these details are set out as a general outline only for guidance. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and their details are provided in good faith and are believed to be correct but any reader 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.**

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### Value Added Tax

The property is registered for Value Added Tax.

### Legal Costs

Each party is to bear their own legal costs.

### Viewing

Strictly by appointment with the Owners Agents: -  
Warrant Properties Limited One Wellstones Watford WD17 2AE  
Telephone: 01923 230414 / Email: admin@warrantgroup.net

### Estate Agents Act 1979

In accordance with the requirements of the Estate Agents Act 1979, a Director of Warrant Properties Limited has an interest in the company that owns the freehold interest of the property.

April 2024