

# 57/59 SOUTH END CROYDON SURREY CR0 1BF

## 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 LA TASCA, NANDOS, REFLEX and TIGER TIGER. There is also a Vue multiplex cinema.

## Description

The property is a modern three-storey building built in the early sixties being of brick construction under a flat asphalt roof. In 2001 a new two-storey extension was added to the front of the building.

## Town Planning

The property is designated within the retail frontage

## Tenure

FREEHOLD

## Tenancy

The entire property is let to AZZURRI RESTAURANTS LIMITED (as guaranteed by AZZURRI CENTRAL LIMITED) trading as ZIZZI on a full repairing insuring Lease for a term of 35 years from 30th July 2001, being subject to five yearly upward only rent reviews.

