

Croydon - 63 North End - Prime Shop Available

- 100% Prime Pitch
- Close to entrance to both Whitgift and Central Shopping Centres
- A2 Planning Consent

Location

The unit occupies a prime location on busy North End, and is situated close to the principal entrances of the Whitgift Shopping Centre and Centrale Shopping Centre. The unit itself is directly adjacent **Vodafone** and **Pizza Hut**, with other nearby retailers including **Topshop**, and **H&M**.

Size

The property is arranged over ground and basement floors, with the following approximate areas:

Internal Width	15 ft 6 ins	4.72 m
Ground Floor Sales	1,076 sq ft	99.9 sq m
Basement Ancillary	1,238 sq ft	115.0 sq m

Lease

The property is held by way of an existing FRI lease, due to expire 18th April 2022, at a passing rental of £124,000 per annum exclusive, with no further rent review.

Terms

The lease is available via an assignment, with an incentive available to an incoming party, subject to covenant.

Alternatively, a new sub-lease until April 2022 is available, at a rental of £80,000 pax. Further details available on request.



Business Rates

Rateable Value	£66,500
Rates Payable (per annum)	£31,864

Interested parties should verify these figures with the Local Authority.

EPC

An EPC is available on request.

Please see reverse for Goad map.

Unless otherwise stated all prices and rents are quoted exclusive of VAT. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Each party to be responsible for their own legal costs. Subject to contract.

Viewing and Further Information
Strictly by prior arrangement only with

McKinnon Nelson, Denman House, 20 Piccadilly, London,
W1J 0DG

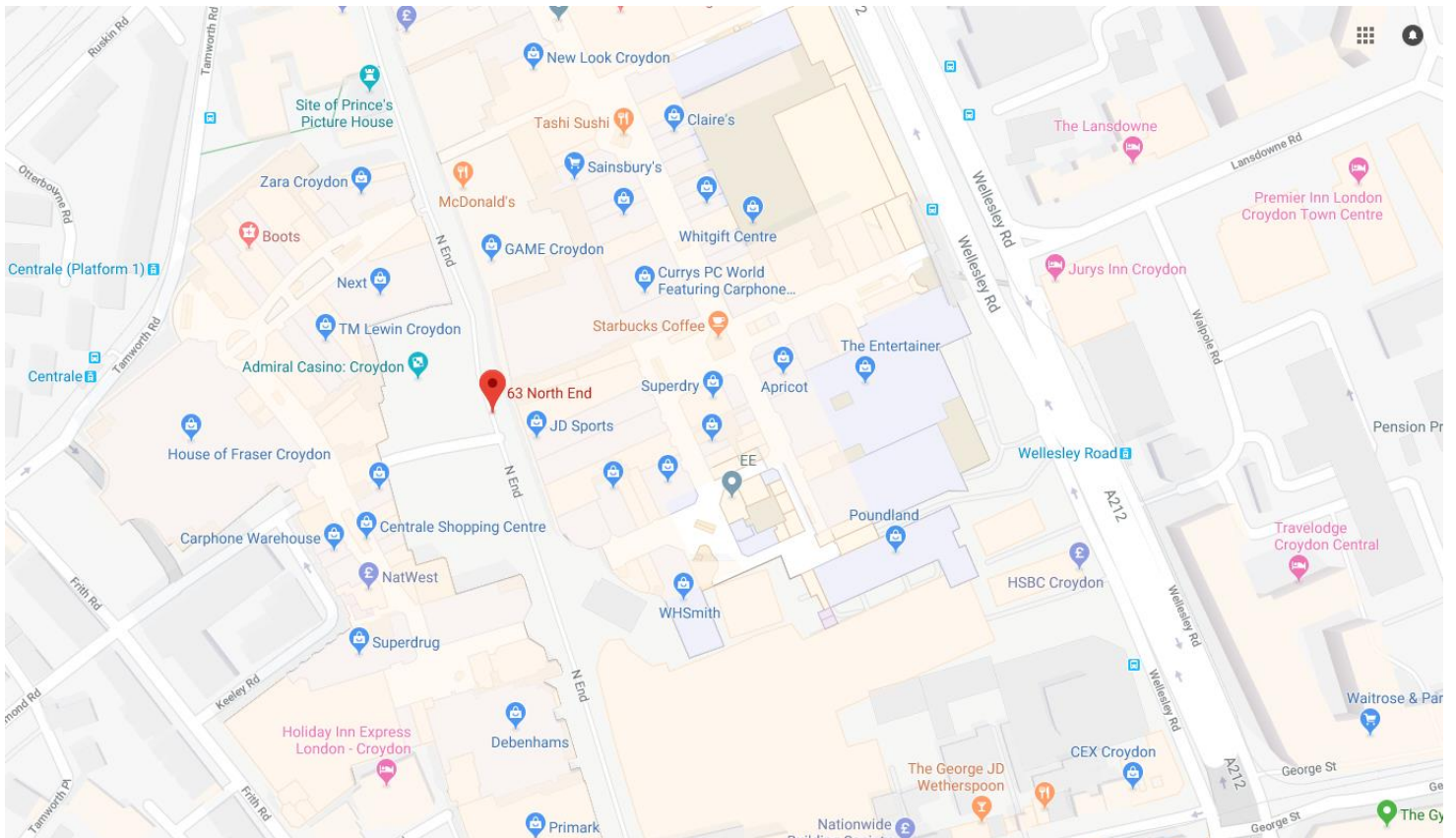
0203 432 4300

Myles McKinnon MRICS

Tel 0203 411 0007 | Mob 07920 020123
myles@mckinnonnelson.co.uk

William Nelson

Tel 0203 411 0009 | Mob 07876 338518
william@mckinnonnelson.co.uk



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