

MILAN BAR

GRANTS ENTERTAINMENT CENTRE
14 HIGH STREET · CROYDON · CR0 1YA

LEASEHOLD
PUBLIC HOUSE
IN PRIME TOWN
CENTRE LOCATION



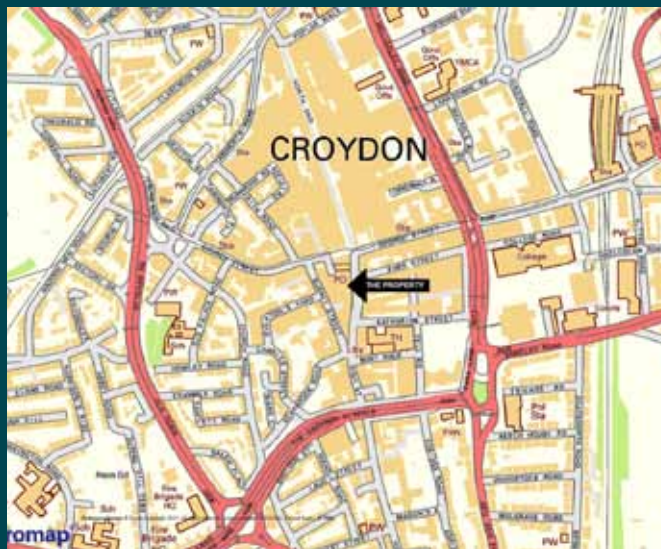
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- **Leasehold**
- **Current rent £211,980 per annum**
- **Part of established leisure scheme**
- **Close to occupiers including Vue, Nandos, Turtle Bay and Nuffield Health**
- **Ground and basement trading**
- **Late licence**
- **External beer terrace**
- **Potential to sub-divide**



LOCATION

Croydon is a popular commuter town and major centre which is located 10 miles south of central London. The Milan Bar occupies a prominent position on the High Street, close to its junction with Park Street. The premises form part of the Grant Entertainment Centre where other occupiers include Vue who operate a 10 screen cinema in the scheme, Luna (Stonegate), Turtle Bay, Nandos and Nuffield Heath. Five Guys are planning to open diagonally opposite the property in the site formerly occupied by Yates.

This area of Croydon is set to benefit from significant investment in the coming years with Westfield and Hammerson planning a £1 billion redevelopment of the Whitgift Centre which will be replaced with 1.5 million square feet of retail and leisure accommodation.

DESCRIPTION & ACCOMMODATION

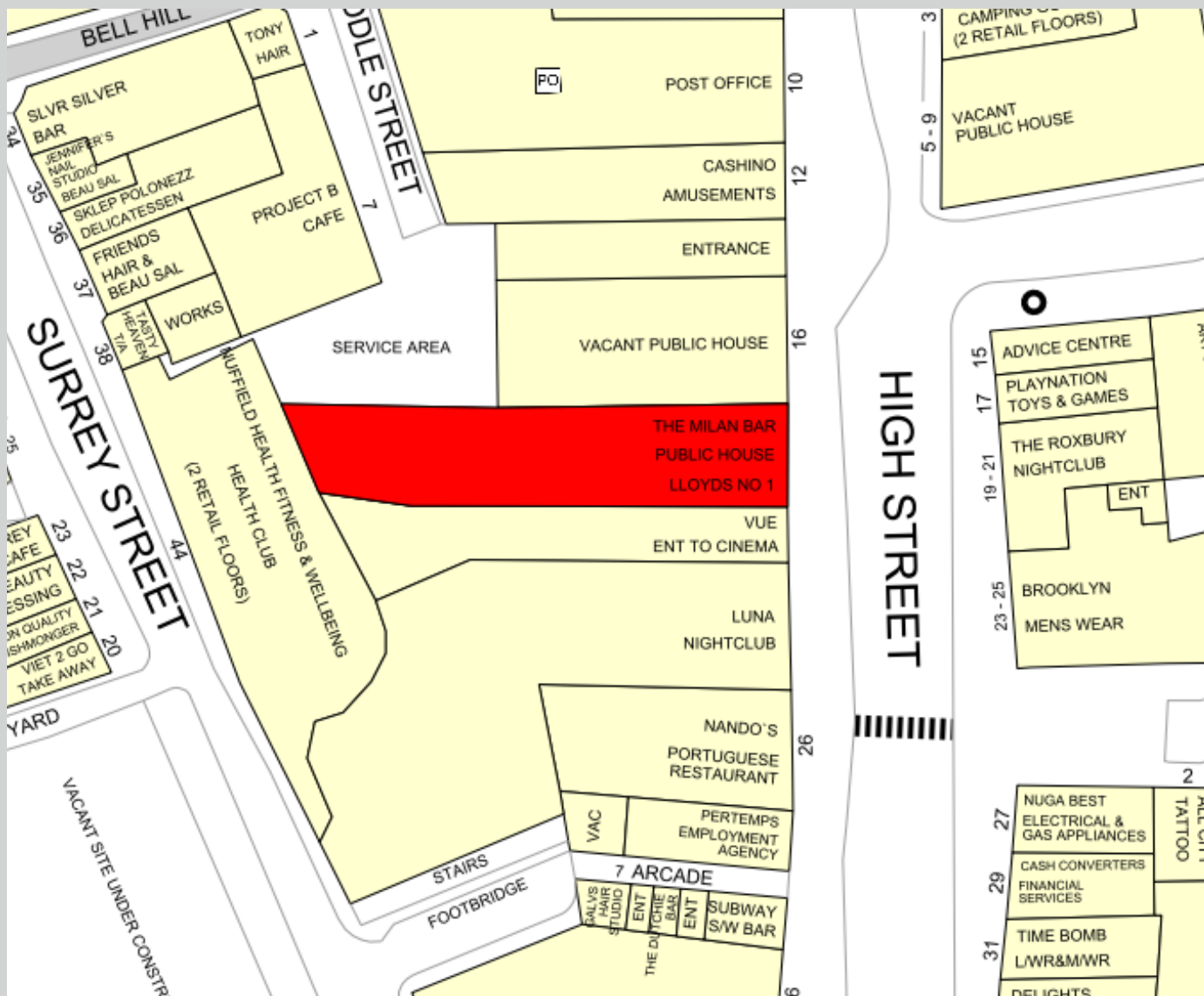
The Milan Bar occupies part of the ground and basement floors of the Grants Entertainment scheme which was developed on the site of the former Grant's department store which opened in 2002. Externally there is a beer terrace which is held under licence.

GROUND FLOOR: Trading accommodation with bar servery to one side. This area is laid out to provide a variety of tables and seating. Ladies, gents and a disabled WC's are also provided at this level.

BASEMENT: Additional trading accommodation with a bar servery, extensive seating area, customer WC's, kitchen, beer cellar, managers office, staff room and various stores.

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APPROXIMATE FLOOR AREAS

Floor	Description	Sq.m	Sq.ft
Ground	Trading & Ancillary	364	3,913
Basement	Trading & Ancillary	669	7,196
Total		1,033	11,109

Purchasers are advised to check these areas which are indicative only and show best estimates under the current configuration.

TENURE

Held on a lease expiring 23 June 2027 at a current rent of £211,980 per annum subject to upwards only rent review on 24 June 2017 and five yearly thereafter. The most recent annual service charge was £63,231.

RATEABLE VALUE & EPC

2017 Rateable Value - £235,000
An EPC is in the course of preparation.

PREMISES LICENCE

The property benefits from a premises licence permitting the sale of alcohol until 2am Sunday to Thursday and 3am on Friday and Saturday.

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TRADING INFORMATION

Historic trading information may be made available to interested parties upon written request.

FIXTURES AND FITTINGS & STOCK

Fixtures and fittings with the exception of all tills, IT equipment, leased and branded items can be included as part of the sale should they be required. Stock will be removed from the premises prior to completion.

VIEWINGS & TERMS

No formal viewings will be permitted unless arranged through the joint selling agents CBRE and Savills.

Offers are invited for the benefit of our clients leasehold interest.

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