

**FORMER PLAY BARN PREMISES  
AVAILABLE TO LET**

**PUB PREMISES UNAFFECTED**

**THE CRICKETERS  
36 ADDINGTON VILLAGE ROAD  
CROYDON  
CR0 5AQ**



**LOCATION**

The former Play Barn are located at the roundabout junction of the A2022 to the east of Croydon and approx 16 miles south of Central London. The Play Barn fronts directly onto the A2022 traffic island.

**ACCESS**

The Play Barn has access via a door located onto the car park.

**DESCRIPTION/ACCOMODATION**

The Play Barn is of steel frame construction and comprises of the following approximate floor areas:-

**Ground Floor Area            169.26m<sup>2</sup>    1,820 sq ft**

There are approx. 66 car parking spaces between the Play Barn and the road.

**TENURE**

The premises are to be made available by way of a new effectively Full Repairing and Insuring lease for a term of years to be agreed.

**RENT**

**£30,000 pax**

**PLANNING**

The premises currently have Use for a Play Barn and would recommend that any ingoing occupier makes their own enquiries via the Local Planning Authority.

**EPC**

The Energy Performance Asset Rating of the premises currently falls within Category C.

A copy of the Energy Performance Certificate can be made available upon request.

**RATEABLE VALUE**

The premises have yet to be separately assessed for rating purposes.

We suggest that all interested parties should verify the above information with the Local Authority.

**LEGAL COSTS**

Each party to be responsible for payment of their own costs incurred in the transaction.

**VIEWING**

**Strictly by appointment** with the sole retained agents:-

**Ref: Andrew Benson**  
**Email: [andrew.benson@wrightsilverwood.co.uk](mailto:andrew.benson@wrightsilverwood.co.uk)**  
**DDI: 0121 410 5546**

**ALL TRANSACTIONS ARE STATED EXCLUSIVE OF VAT  
SUBJECT TO CONTRACT**

**Date: February 2019**

**0121 454 4004**



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