

Short Term Flexible Lease Available

CROYDON 74 North End



LOCATION

The subject property is situated in a prime trading position on North End immediately adjacent to **Sole Trader** and **Deichmann**. Other multiple retailers located close by include **Pandora**, **Office Shoes** and **EE**.

An extract from the street plan is attached upon which the property has been highlighted.

ACCOMMODATION

The property is arranged over ground floor and basement comprising the following approximate net internal floor areas:-

Ground Floor Sales	1,353 sq ft	126 sq m
Basement	800 sq ft	74 sq m

LEASE

The property is available by way of a short term flexible lease for approximately 6 months.

RENT

Rent upon application.

RATES

We have been verbally advised that the property is assessed as follows:-

Rateable Value	£78,500
UBR (2018/19)	£0.493
Rates Payable	£38,700

Interested parties are advised to make their own enquiries to the Local Authority to verify this information.

EPC

An EPC has been commissioned and is available upon request.

VIEWING

Viewings are strictly by prior appointment. For further information or arrangements to inspect please contact:

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Subject to contract



Prime Retail.

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