



TO LET

RESTAURANTS AND BARS – 2,062 SQ FT (191.56 SQ M)

3A George Street, Croydon, CR0 1LA

DESCRIPTION

A restaurant / retail property arranged on ground floor and basement levels.

LOCATION

The subject property is situated on popular George Street close to the junction with North End, High street and Crown Hill.

George Street benefits from high footfall as it is the main pedestrian route from East Croydon station to the shopping core of Croydon. There is also a Tramlink stop close to the property.

Traders nearby include Primark, Barclays Bank, Five Guys, Tesco Express, Taco Bell, Caffe Nero and Kokoro.

ACCOMMODATION

Internal width	17'1"	5.21m
Ground floor	1,044 sq ft	96.99 sq m
Basement	1,018 sq ft	94.57 sq m
TOTAL	2,079 SQ FT	196.77 SQ M

AMENITIES / OPPORTUNITY

- Arranged on ground floor and basement levels
- Situated on George Street
- High footfall
- Main pedestrian route from East Croydon station to central Croydon

TENURE

A new effective FRI lease for a term to be agreed subject to 5 yearly upward only rent reviews.

RENT

£55,000 per annum.

RATES

We would advise that recommended parties make their own enquiries with the Local Authority.

VAT

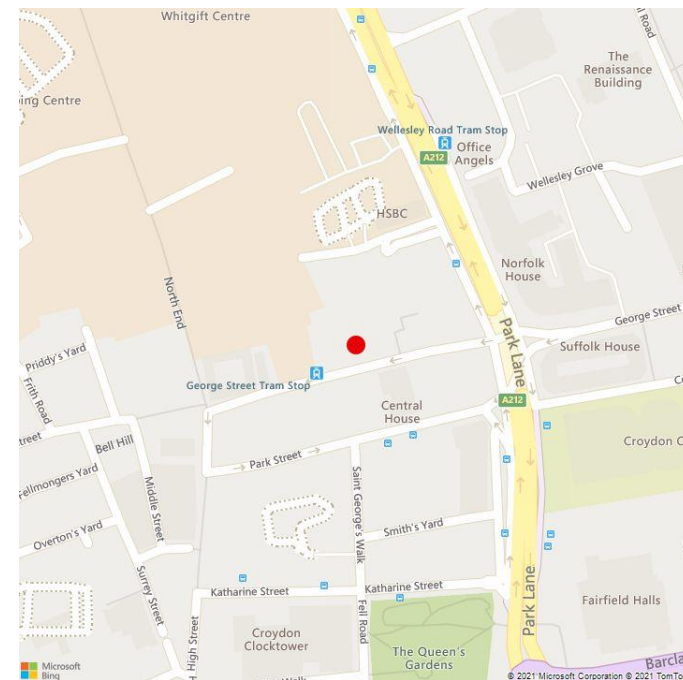
The property is not elected for VAT.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

The property has an EPC rating of C.



VIEWINGS – 01273 876 200

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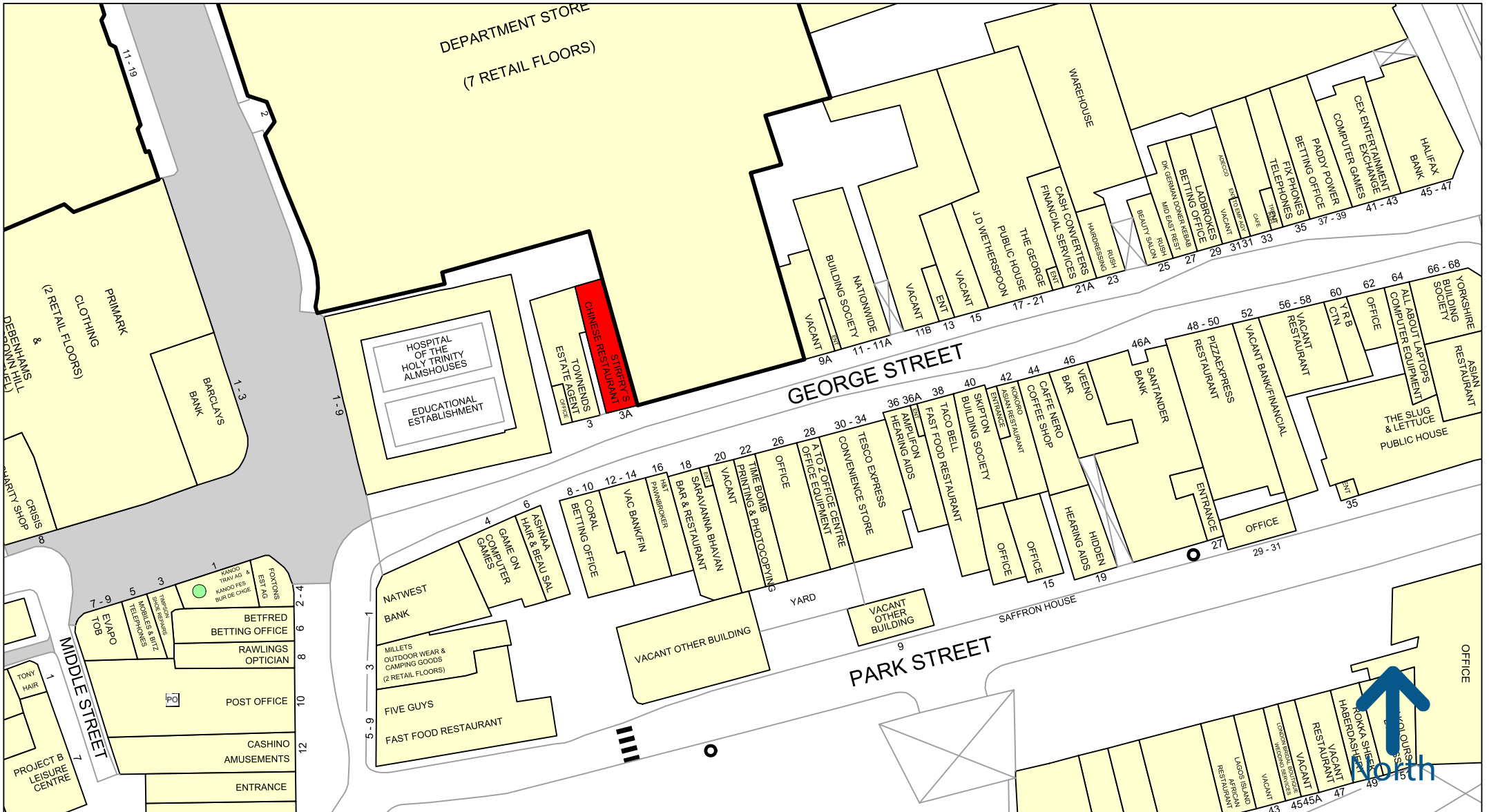


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**MAKING
PROPERTY
WORK**



50 metres

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