

RESTAURANT BUSINESS (Approx 410.90 sq m/4,423 sq ft)

TO LET

020 8686 4400

GPCOMMERCIAL.CO.UK



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COMMERCIAL FOCUS

 38-40 High Street
Croydon, Surrey CR0 1YB



FULLY FITTED RESTAURANT

BUSINESS FOR SALE

- Excellent Open Plan Layout
- Prominent Position
- Fully Fitted premises

Viewing by appointment

G&P Property
21-23 Southbridge Place
Croydon
Surrey, CR0 4HA

020 8686 4400

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Location

The property is located in a prominent position on the pedestrianised section of Croydon High Street close to Grants Entertainment Centre opposite St George's Walk regeneration site. Nearby occupiers include Nandos, Toni and Guy and Five Guys. The premises are within close proximity of various town centre pubs and clubs.

Sat Nav: CR0 1YB

Description/Accommodation

The property is in use as a restaurant and all of the existing fixtures, fittings and equipment are in situ.

The space is arranged over ground floor and basement giving an excellent open plan layout.

The property also benefits from outdoor seating, subject to street trading licence from Croydon Council.

The Business

The business Anfora Restaurant Group Limited is available for sale at £25,000 plus VAT(if applicable), subject to Contract.

Use

Use Class E (Commercial Business & Service)

Internal Area

Net internal areas as follows:

Ground Floor	292.27 sq m	3,146 sq ft
Lower Ground	118.63 sq m	1277 sq ft
Total	410.90 sq m	4,423 sq ft

Service Charge

£735 pa plus VAT.

Terms

The Lease to Anfora Restaurant Group Limited is for a term of 20 years expiring on 24th March 2042. Please enquiry for more information.

Rent

The passing rent is £75,000 per annum plus VAT

Business Rates

According to the Government website the Rateable Value is £62,000. The UBR for 2023/24 is 51.2p in the £.

Legal costs

Each party to be responsible for their own legal costs.

Energy Performance Certificate

Full information available upon request. EPC Rating: B (48).



Property Misdescriptions Act

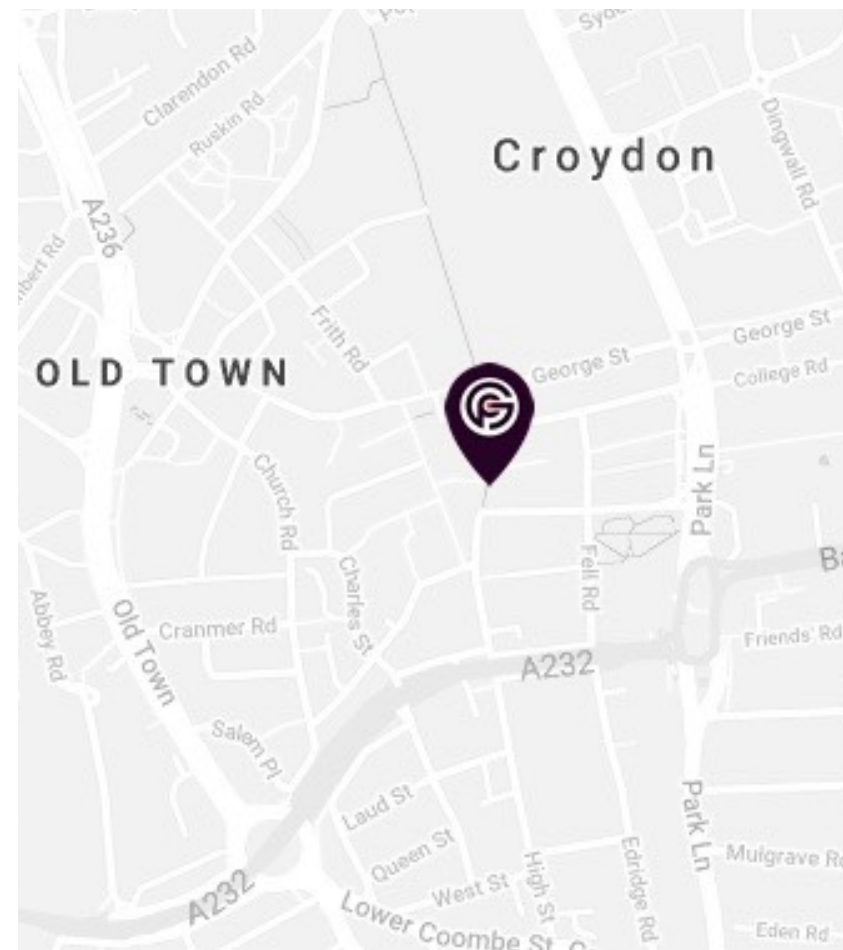
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