



36 HIGH STREET, CROYDON, CR0 1YB

Summary

- Prominent location in town centre
- 3 floors of trading areas
- 400 capacity
- Close to Queen's Square Project & Westfields
- 2 bed owners flat and manager' studio
- Sub-let basement bar, Energy Rating E
- Annual Rent - £90,000
- Held on the remainder of a free of tie 10 year lease that expires in 2022. The landlord has confirmed that they will extend or renew to the successful purchaser.



Viewing is strictly by prior appointment with sole agents
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Location

The Dice Bar is well located within the heart of Croydon town centre, it is situated on the High Street and benefits from high footfall, other operators in close proximity are Fullers, Weatherspoon's, Five Guys and Turtle Bay and is opposite the new Queen's Square project by R&F Properties.

East Croydon railway station provides frequent services to Clapham, Waterloo and Victoria. The town also benefits from tramlink light railway system.

[Google Street View](#)

Description

The Dice Bar is a well-known venue in Croydon offering a sports bar which then transforms into a late-night bar and nightclub with two separate function rooms, Twilight and Fusion. The venue has 28 televisions for sporting events.

The business provides a great opportunity for a new operator to utilize its full trading potential. Although the business is at present wet led, there is ample scope to increase trade by providing a food offering.

Over the past seven years of ownership the tenant has invested heavily on refurbishing the trading areas.

There is a studio flat (owner's accommodation) on the second floor comprising a bedroom, kitchen and bathroom.

There is also a manager's flat on the third floor comprising two double bedrooms, lounge, kitchen bath and shower with separate toilet.

Tenure

Leasehold

Terms

The property is held by a way of a 15 years from 28th April 2009 expiring 28h April 2024, at a current rent of £90,000 per annum subject to three yearly rent reviews. The lease is contracted inside the Landlord and Tenant Act 1954.

There is a sub-tenant that occupies a basement area at the rear. This has its own external seating which fronts on Surrey Street. The rental is £6,600 plus VAT per annum.

Price

Leasehold – offers invited

Planning

The premises has the benefit of A4/Sui Generis Use.

Rateable Value

The current rateable value is £75,000.

Premises Licence

The property has the following sale of alcohol hours:

Sunday to Wednesday	10.00 to 04.00
Thursday to Saturday	10.00 to 05.00

Fixtures and Fittings

We understand that all trade fixtures and fittings are included in the sale with the exception of one or two items which may be subject to lease or hire purchase agreements.

Legal Costs and Confidentiality

Each party is to bear their own legal costs incurred in this transaction. All prices quoted may be subject to VAT provisions.

Viewings

All viewings should be arranged through the sole agents, Davis Coffey Lyons.

