

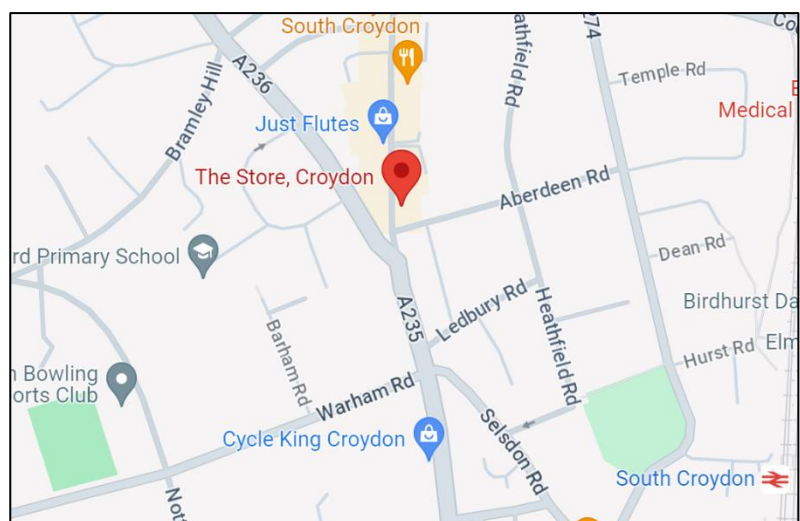


The Store, 73 South End, Croydon CR0 1BF

Summary

- Leasehold Assignment
- Recently Refurbished to a High Standard
- Ground Floor Only
- Sui Generis Use
- Tied to Brakspear

Premium - £50,000



Viewing is strictly by prior appointment with sole agents
Davis Coffery Lyons: dcl.co.uk

Connie Start
020 7299 0695
cstart@dcl.co.uk

Paul Tallentyre
0207 299 0740
ptallentyre@dcl.co.uk

Location

The property is located on South End near to the junction of Aberdeen Road. South End is the main road into Croydon Town Centre. The property has the benefit of good transport links with South Croydon 0.4 miles southeast of the property and East Croydon 0.9 miles north east of the property. The surrounding occupiers include other licensed operators, restaurants, retailers, and residential dwellings.

For a better understanding of the location please review [Google Street View](#)

Description

The premises occupy the ground floor of a four-storey building of brick construction, under a pitched tiled roof. The ground floor comprises of a large open plan trade area served by a large single bar servery. To the rear of this area is a private dining room and the trade kitchen. Ancillary accommodation is in the form of Customer WC's, cellarge and stores.

Tenure

Leasehold.

Terms

An assignment of the existing lease expiring in June 2032 at a rent of £73,335 per annum. The lease is contracted inside the Landlord & Tenant Act 1954, with five yearly rent reviews. The lease is tied to Brakspear for Ale, Lager, Cider and Wine. The lease is Free of Tie on Spirits and Minerals.

Premium

£50,000.

Planning

The property benefits from sui generis use.

Rateable Value

The current rateable value is £47,000.

Licensing

There is a Premises Licence in place allowing for the sale of alcohol at the following times:-

Sunday to Wednesday	09:00am to 00:00am
Thursday to Saturday	09:00am to 02:00am

EPC

An EPC has been commission and can be provided upon request.

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

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

