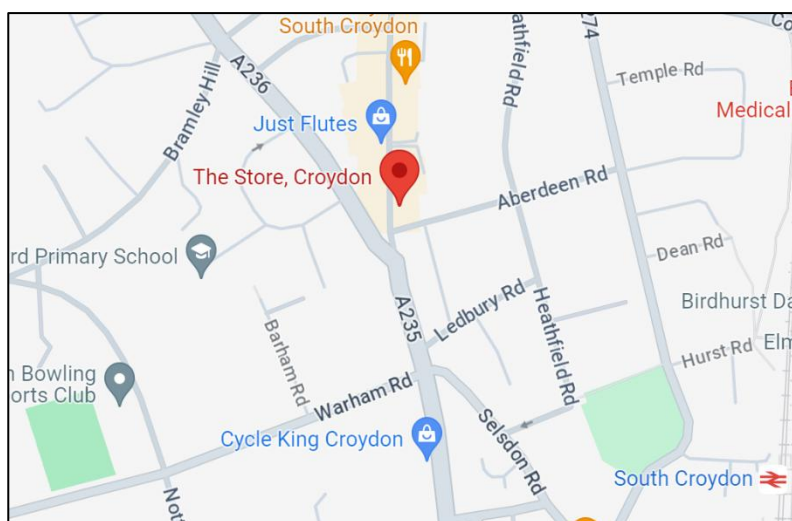




The Store, 73 South End, Croydon CR0 1BF

## Summary

- Leasehold Assignment
- Recently Refurbished to a High Standard
- Ground Floor Only
- Sui Generis Use
- Tied to Brakspear for beer and wine only.



Viewing is strictly by prior appointment with sole agents  
Davis Coffey Lyons: [dcl.co.uk](http://dcl.co.uk)

Connie Start  
020 7299 0695  
[cstart@dcl.co.uk](mailto:cstart@dcl.co.uk)

Paul Tallentyre  
0207 299 0740  
[ptallentyre@dcl.co.uk](mailto:ptallentyre@dcl.co.uk)

Premium – Offers Invited

### 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 beer and Wine only.

### Premium

Offers invited.

### 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 Coffe Lyons.



Davis Coffe Lyons provides these particulars as a general guide to the property, which is offered subject to contract and to being available. These particulars do not constitute an offer or a contract or any part of an offer or contract. We (or anyone in our employ) do not imply, make or give any representation, guarantee or warranty whatsoever relating to the terms and neither does our client (the vendor or lessor). Any intending purchaser must by inspection or otherwise, satisfy himself as to the correctness of any of the statements contained in the particulars. All negotiations must be conducted through Davis Coffe Lyons Limited.