

Prominent Ground Floor

Retail/Leisure Unit

£30,000 per annum exclusive

1,500 sq ft

**Unit 3, Zodiac Court,
Croydon, CR0**

- Prominent frontage
- Ground-floor, shell & core unit
- 5-minute station walk
- Excellent daily footfall
- Class E



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Contact & Viewings

Liv England

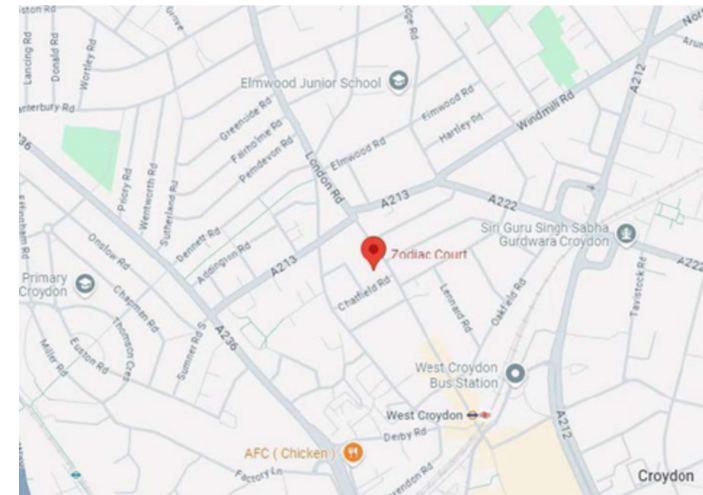
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Location

The subject property is located in the heart of Croydon, at Zodiac Court - a 5-minute walk from West Croydon station with excellent connectivity to central London via Victoria and London Bridge, as well as the London Overground network.

The unit is situated on the ground floor, beneath a recently completed complex of 73 new flats, with 64 existing apartments in the tower above. As such, there is a high level of footfall throughout the day.

The unit is arranged over ground floor only, with ceilings in excess of 4m. It is delivered in shell & core condition.

Nearby operators include The Gym Group, Halfords, Lidl, Scooperb, Tesco Express, Select Supermarket, Supreme Butchers and Lloyds Pharmacy.

Business Rates

At present, business rates are not yet available for this unit. Interested parties are advised to make their own enquiries with the London Borough of Croydon.

Rent

£30,000 per annum exclusive

Accommodation

The premises is arranged over ground floor only and comprises the following net internal floor areas:

Floor	sq ft	sq m
Ground	1,500	139
Total	1,500	139

Legal Costs

Each party to bear their own legal costs.

EPC

Certificate available upon request.

Tenure

The property is available for a term to be agreed on a new fully repairing and insuring lease, subject to 5-yearly upwards only rent reviews as appropriate.

Lease to be contracted outside of the security of tenure provisions of the Landlord & Tenant Act 1954 (Part II), as amended.