



TO LET
All uses considered STPP
SHW
020 8662 2700

TO LET A1-A5, B1, D1 & D2 uses STPP

CORAL

20

TO LET

**MAKING
PROPERTY
WORK**

SHW.CO.UK

**CENTRAL CROYDON – ALL USE CLASSES CONSIDERED STPP
SELF CONTAINED BUILDING WITH EXTERNAL AREA --- 5,687 SQ FT (528.32 SQ M)
3-7 Park Street, Croydon, CR0 1YD**

SHW

Rent | On application Plus VAT

LOCATION

The property is located on Park Street in Central Croydon. Park Street runs parallel to George Street and is adjacent to St Georges Walk which is to be re-developed by R & F Properties. The property also fronts Thomas Turner path which is the only cut through between George Street and Park Street, consequently benefiting from substantial footfall.

Croydon will benefit from an estimated £5.25bn regeneration programme, the economic heartland of south London will soon become a thriving, must-visit destination not just within the UK, but in Europe.

At the heart of these transformative plans will be a £1.5bn retail and leisure complex by Unibail-Rodamco-Westfield and Hammerson, seven new hotels, 2.8m sq ft of Grade A office space and 10,500 new homes.(source: Develop Croydon). Further information can be seen at the following websites:-

<http://www.thecroydonpartnership.com/our-plans>
and
<https://developcroydon.com/development-map/>

Both East and West Croydon Stations are within 5-7 minutes walking distance.

DESCRIPTION

A substantial self-contained property located in the Centre of Croydon. The premises are currently used as a bar and benefits from a late licence. There is a two bedroom flat on the second floor

There is double floor to ceiling height in part of the premises. Therefore there may be potential to increase the overall floor area by the addition of a mezzanine.

There is a private external area to the front of the property.

ACCOMMODATION (GIA)

	SQ FT	SQ M
Ground floor	3,715	345.12
First floor	1,572	146.04
Second floor flat	400	37.16
TOTAL	5,687	528.32

TENURE

A new FRI lease for a term of 15/20 years is available subject to 5 yearly upward only rent reviews.

RENT

On application.

USE

The property is currently used as a bar under A4 use. Therefore the property can also be used as A1/A2 and A3. The Landlord will consider other uses including B1, D1 and D2 subject to planning consent.

RATES

We have been verbally informed by the local authority that the premises have a rateable value of £91,000.

VAT

VAT will be chargeable on the terms quoted.

EPC

The property has an EPC rating of D.



VIEWINGS – 020 8662 2700

Nigel Evans t: 020 8662 2728 | e: nevens@shw.co.uk
David Rundle t: 020 8662 2747 | e: drundle@shw.co.uk

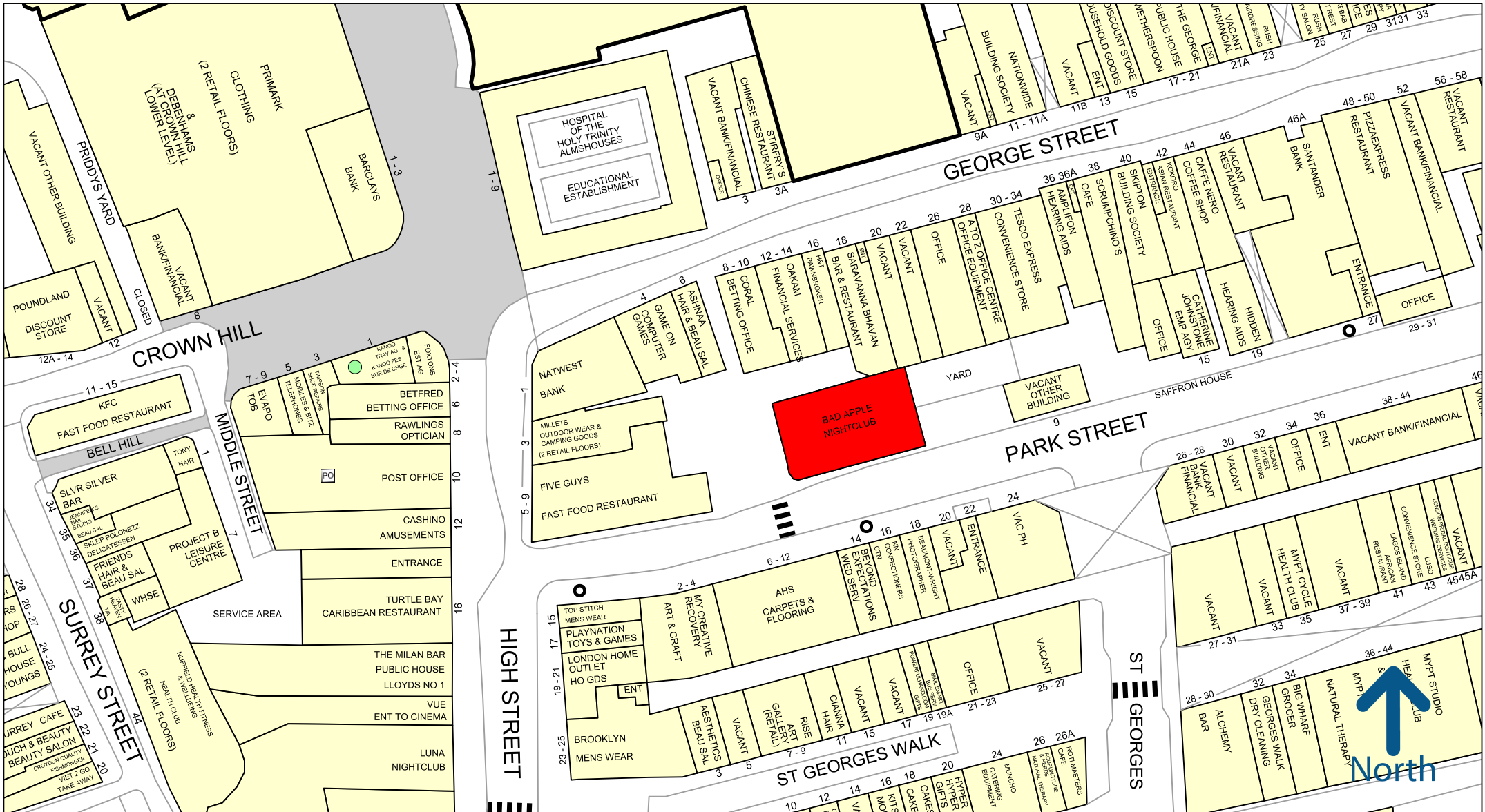


SOCIAL

Follow us on twitter @SHWProperty

**MAKING
PROPERTY
WORK**

SHW.CO.UK



50 metres

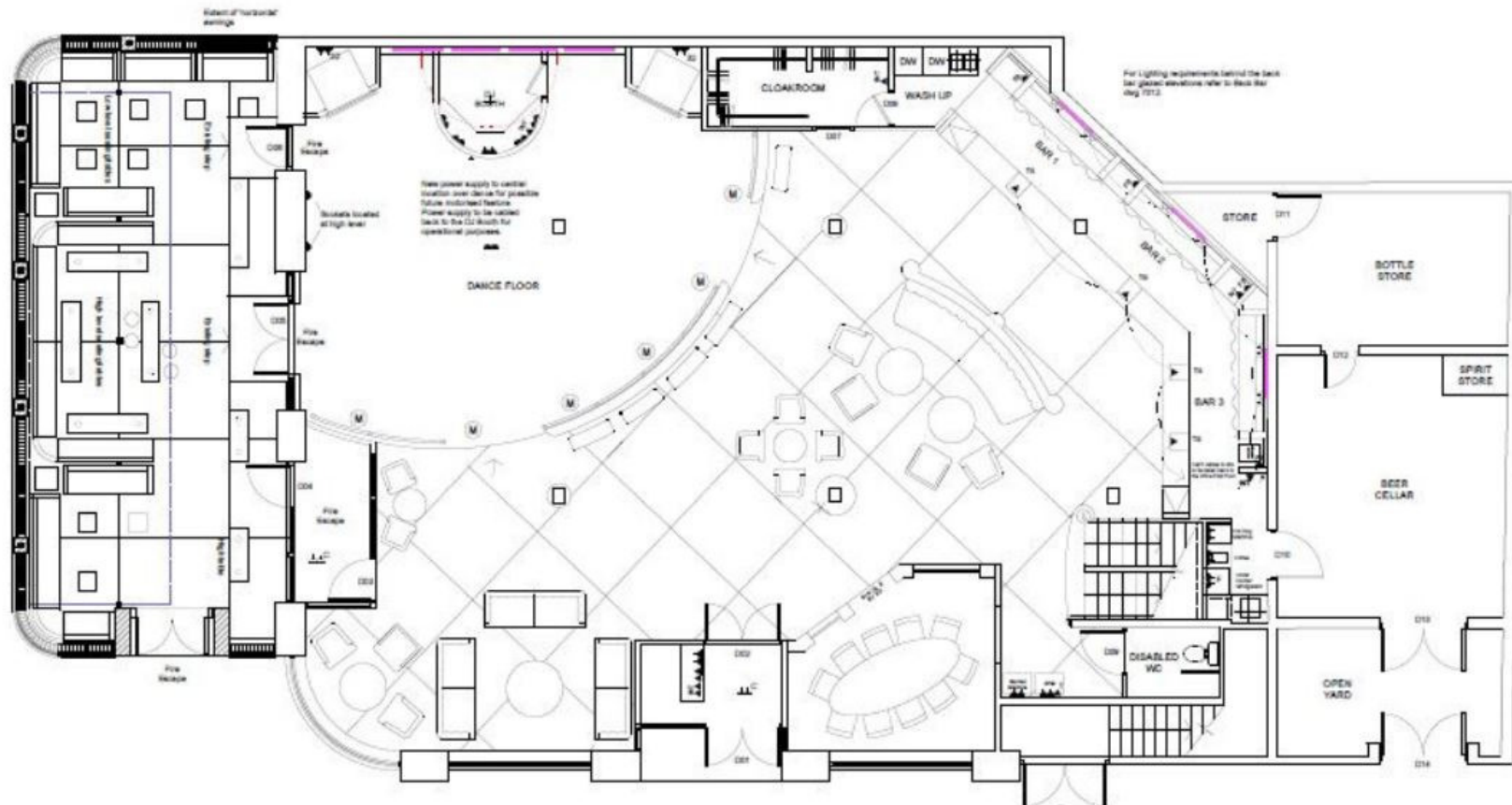
Experian Goad Plan Created: 10/12/2018
Created By: Stiles Harold Williams



Copyright and confidentiality Experian, 2017. © Crown copyright and database rights 2017. OS 100019885

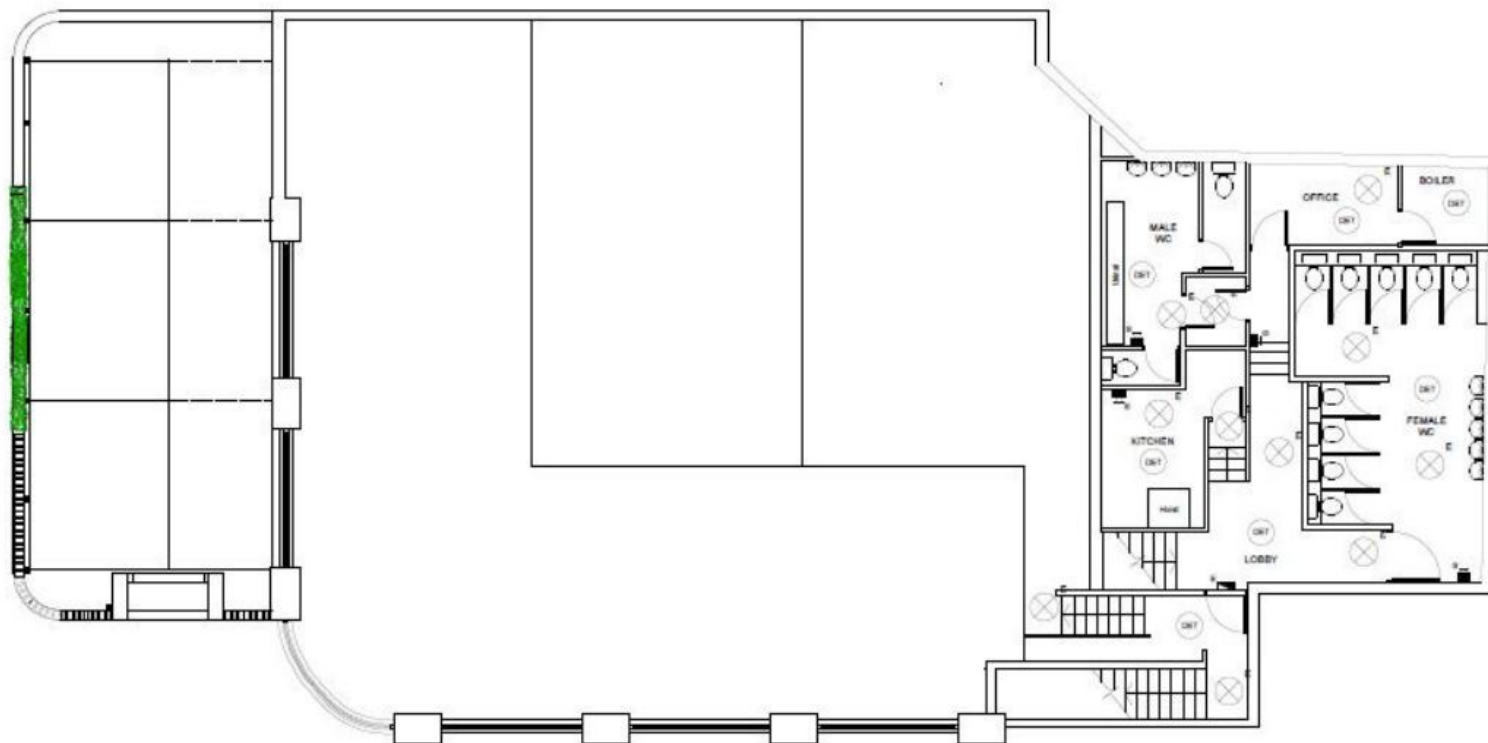
For more information on our products and services:
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011

3-7 PARK STREET CROYDON



Ground Floor

3-7 PARK STREET CROYDON



First Floor

