

PRIME CLASS E UNIT LEASE AVAILABLE

59-61 NORTH END, Croydon, CR0 1TG



LOCATION

The property occupies a prominent position on the pedestrianised North End Road which is widely recognised as the prime retail pitch in Croydon. North End also connects West Croydon station to Centrale and Whitgift shopping centres.

ACCOMMODATION

The premises are arranged over five floors.

Approximate gross internal floor areas are as follows:

Ground Floor Area	2,400 sq ft	222.99 sq m
Lower Ground	710 sq ft	65.95 sq m
Basement	678 sq ft	62.96 sq m
First Floor (Pot. Sales)	1,305 sq ft	121.2 sq m
Second Floor	672 sq ft	62.46 sq m
Total	5,765 sq ft	535.59 sq m

LEASE

The property is available by way of a new full repairing and insuring lease for a term to be agreed.

RENT

£120,000 pax.

RATES

To be re-assessed

Prospective tenants should verify this directly with the Local Authority.

COSTS

Each party is to be responsible for their own professional costs incurred in the transaction.

EPC

Available upon request.

VIEWINGS

Strictly by prior appointment through the sole agents:

Contact: James Burt
Email: jburt@bklprop.co.uk
Mobile: [+44 7730 671229](tel:+447730671229)

Under Anti Money Laundering Regulations we are obliged by HMRC to verify the identity and ultimate beneficial owner of the purchaser / tenant once a sale / letting has been agreed. We will therefore require certain documents and these will be confirmed



Presented as is. Whilst every care is taken in preparation of these particulars BKL Property Consultants Limited does not accept any liability for errors or omissions.

50 metres

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