

*\* Confidential Staff Unaware\**

D2 Opportunity—suitable for alternative uses Subject to Planning

**TO LET**

**10,263 sq ft (953 m<sup>2</sup>) gross internal area**



**1<sup>st</sup> Floor  
63 Frith Road  
Croydon  
CR0 1RZ**

2/3 Woodstock Street  
London W1C 2AB

Also at: Park Royal, NW10  
**+44 (0)208 965 2070**  
Croydon, CR0  
**+44 (0)208 662 2204**

**[www.grantmillswood.com](http://www.grantmillswood.com)**

None of the systems, equipment or services in the property have been tested by us to check they are in working order. Interested parties may wish to make their own investigations. Under the Finance Acts 1989 and 1997, VAT may be levied on the price/rent. We recommend that interested parties establish the VAT implications before entering into any agreement. All prices/rents are exclusive of Stamp Duty Land Tax.



## LOCATION

The property is located in a high footfall location in Croydon Old Town on the corner of Frith Road and Church Street. To the North East is the Whitgift Shopping Centre and to the North is the older Centrale Shopping Centre. Local occupiers include, Primark, Subway, Debenhams, Holiday Inn Express, KFC, Barclays, Specsavers and Argos.

The area is well served with public transport, East Croydon Station (National Rail) is located approximately 10 minutes walk from the property and provides a regular service to Central London, Gatwick Airport and the South Coast. A number of bus routes and the Croydon Tramlink also operate throughout the area.

## DESCRIPTION

The property comprises a Sports Bar & Bingo club predominantly at first floor level which is presently occupied by Rileys Sport Bar & Bingo Club. Access to the property is via a flight of stairs which leads directly onto Frith Road. The property would be suitable for a range of uses within D2 of The Town and Country Planning (Use Classes) Order 1987. A variety of other uses may be suitable Subject to Planning.

## FLOOR AREA

	Sq ft	(m <sup>2</sup> )
First Floor	10,263	(953)
<b>TOTAL</b>	<b>10,263</b>	<b>(953)</b>

## TERMS

A new full repairing and insuring lease is available direct from the Landlord for a term to be agreed.

## LEGAL COSTS

Each party to bear their own legal costs incurred.

## RATES

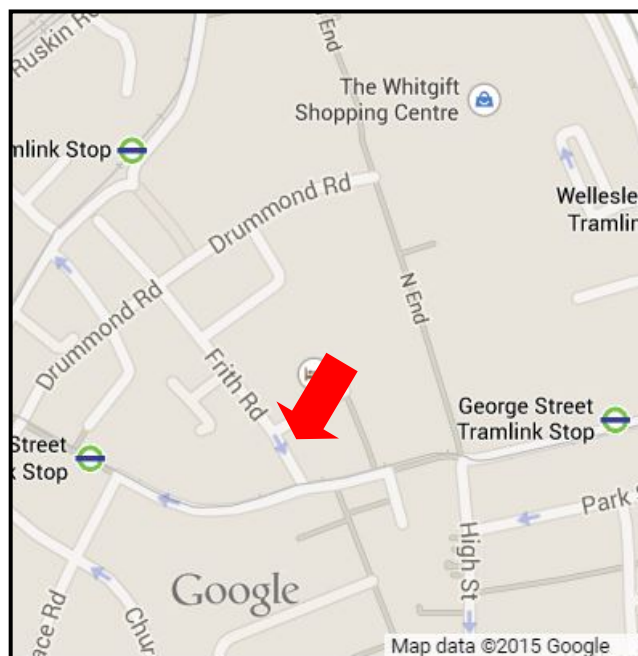
We have been informed by the London Borough of Croydon that the rateable value is £36,750. The rates payable for 2015/16 equate to £18,118. Interested parties should make their own enquiries.

## VIEWING

Strictly by appointment through sole agents Grant Mills Wood (020 7629 8501).

## EPC

An EPC for the premises has been requested. Please contact the agent for further details.



## RICS CODE OF PRACTICE FOR COMMERCIAL LEASES

Please see <http://www.commercialleasecodeew.co.uk>

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