

RESTAURANT, RETAIL, ALTERNATIVE USES (STPP) | TO LET, NEW LEASE



351 LOWER ADDISCOMBE ROAD, ADDISCOMBE, CROYDON, CR0 6RG

LOCATION The property is prominently situated on the main thoroughfare in Addiscombe, just outside Croydon, south of Central London. This vibrant neighbourhood features a diverse mix of local retail outlets, independent coffee shops and national brands including Co-op, Domino's, Greggs, KFC, and Sainsbury's. Excellent transport links enhance the area's appeal, with Addiscombe tram stop just three stops away from East Croydon station. From there, regular train services provide fast and frequent connections to Central London as well as destinations along the south coast.

DESCRIPTION The ground floor comprises a retail unit that previously operated as a licensed restaurant. Internally, the ground floor extends to approximately **703 ft² (67.8 m²)** and includes ancillary areas such as kitchen, storage room, toilets plus fully functional electrics and a cooking extraction system. To the rear is a small yard and external storage room.

TENURE The property is available by way of a new effective Full Repairing and Insuring (FRI) lease for a term of years to be agreed. The lease will incorporate regular upward only rent reviews and will be contracted outside the security of tenure provisions of the Landlord and Tenant Act 1954.

RENT £29,500 per annum exclusive of any other outgoings.

BUSINESS RATES The VOA website advises the Rateable Value is £12,000 which currently qualifies the property for small business rates relief, giving rise to zero business rates bill if. Interested parties should make their own enquiries in regard to these property taxes.

HOLDING DEPOSIT A holding deposit will be required to secure the property; the deposit will buy a period of exclusivity and will be held in the Selsian client account. Further details upon application.

PLEASE NOTE All figures quoted are exclusive of VAT which could be chargeable on the rent, rent deposit and premium, no services or equipment have been tested, no trade is sold or warranted, an EPC is available upon request, possession will be granted only upon completion of the legal formalities and each party is to bear their own costs.

For further information contact Stephen Bagatti on steve@selsian.com 07594 097 078

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MISREPRESENTATIONS ACT 1967 & PROPERTY MISDESCRIPTIONS ACT 1991 These sales particulars and enclosures are intended only to give a fair description of the property and do not form the basis of any contract or any part thereof. The descriptions, dimensions and all other information are believed to be correct but their accuracy is in no way guaranteed. The purchaser or lessee will be responsible for satisfying themselves on all matters relevant to any developments he/she may propose to carry out and neither the Vendors nor their agents accept liability in respect thereof. These particulars do not constitute any part of any offer or contract. The Vendors do not make or give, nor does any other person in their employment have any authority to make or give, any representations or warranty whatsoever in relation to this property. These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.