



NEW LEASE OPPORTUNITY

TERMS

The premises are available by way of a new effectively full repairing and insuring lease for a term to be agreed, subject to 5 yearly upward only rent reviews.

RENT

£95,000 pax.

FLOOR AREAS SQ FT / SQ M

Ground Floor:: 2,879 / 267.47

First Floor Stock: 1,761 / 163.7

EPC

D92

RATEABLE VALUE

£103,000 (2023)

LEGAL

Each party is to be responsible for their own legal costs incurred in this transaction.

SUBJECT TO CONTRACT

IMPORTANT NOTICE Jackson Criss, their clients and any joint agents give notice that 1 They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise They assume no responsibility for any statement that may be made in these particulars These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact 2 Any areas, measurements or distances are approximate The text, photographs and plans are for guidance only and are not necessarily comprehensive It should not be assumed that the property has all necessary planning, building regulation or other consents and Jackson Criss have not tested any services, equipment or facilities Purchasers must satisfy themselves by inspection or otherwise.



145-147 NORTH END, CROYDON

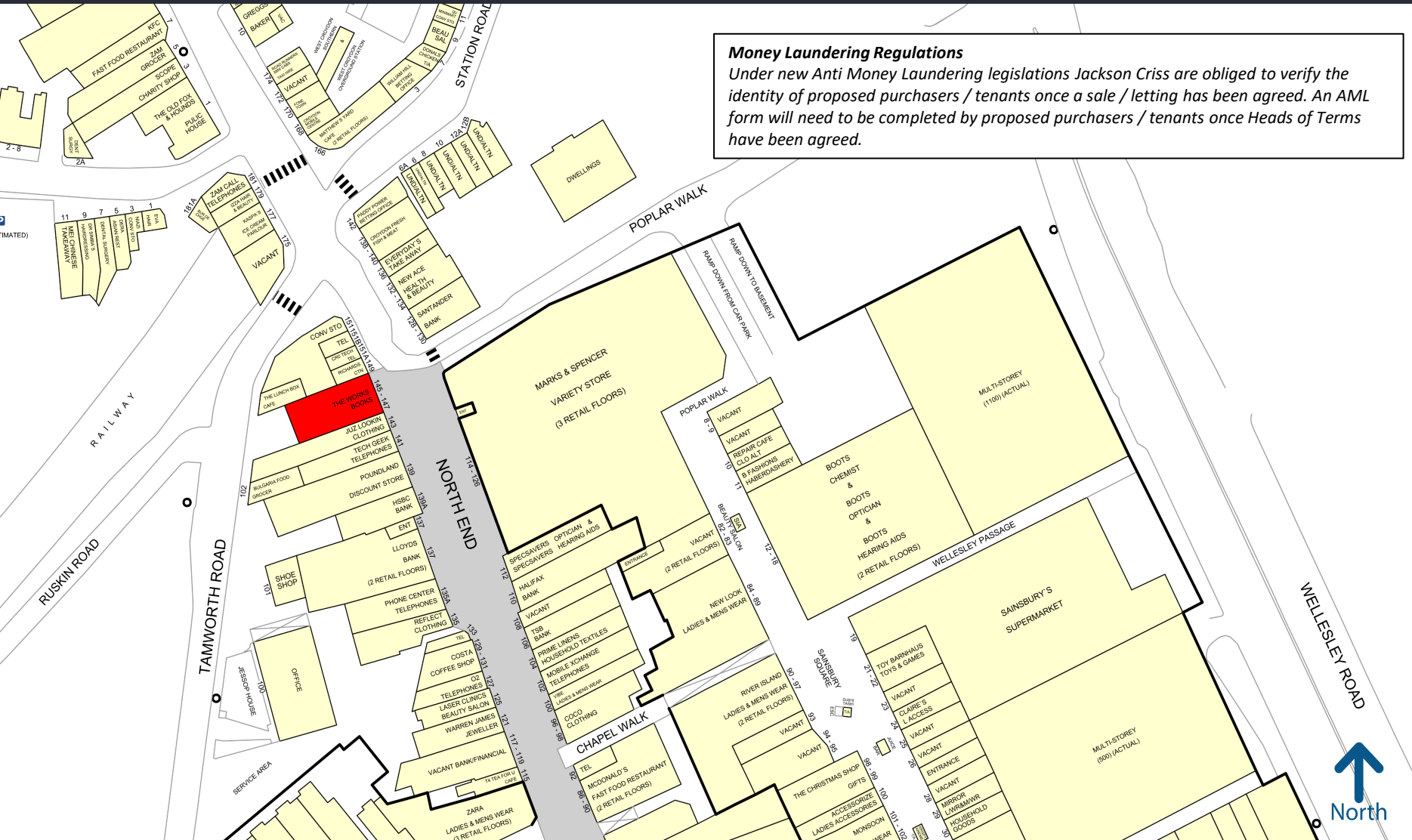
- Croydon is a major commercial centre in South London, with an extensive retail offer and a population of 4.2m within a 20km radius of its centre.
- The subject property occupies a strong trading position on North End; Croydon's prime pedestrianised retailing street.
- Occupiers in the immediate vicinity include Marks & Spencer, Specsavers, HSBC and Costa.

JACKSON CRISS

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Money Laundering Regulations
 Under new Anti Money Laundering legislations Jackson Criss are obliged to verify the identity of proposed purchasers / tenants once a sale / letting has been agreed. An AML form will need to be completed by proposed purchasers / tenants once Heads of Terms have been agreed.

M&S



Poundland®



JACKSON
 CRISS

VIEWING

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