

CROYDON

83-85 CHURCH ST

CR0 1RN



**FORMER PUBLIC HOUSE TO LET
SUITABLE FOR A1/A2/A3/A4**

Location

The property is situated fronting Church Street in Croydon, just south of Surrey Street Market and with a return frontage to Old Palace Road.

Nearby retailers include McDonald's, Lidl, Bonmarche and Argos plus a number of specialist and local trades.

Church Street benefits from good pedestrian flow and is also on a tram route thus ensuring a high degree of visibility.



Description

The accommodation comprises a ground floor former public house. The property is rectangular in shape but with a central core incorporating access into cellars and also a number of wc's.

There are several entrances on both the front and flank elevations making the property suitable for a variety of uses and there are currently kitchen areas to the rear together with additional wc's. There is a small outside courtyard ideal for outside storage or alternatively an outside seating area for a bar/restaurant.

Accommodation

Business Rates

THE NET INTERNAL AREAS ARE AS FOLLOWS

Frontage	11.9m	39'
Return Frontage	21.9m	71'
Ground Floor Sales	230 sq m	2475 sq ft
Ground Floor Kitchen area	36.6 sq m	395 sq ft
Total WC's Basement	33.4 sq m	360 sq ft
Stores External Rear		
Courtyard		

According to the Government website the suites have Rateable Values of £TBC.

The UBR for 2015/6 is 49.3p in the £.

Terms

The property is available on a new lease for a term to be agreed Subject to Contract.

Rent: On application: Please contact us

Use

We understand the property formerly operated as a Public House/ Bar and therefore falls within Class A4 (Bar) of the Use Classes Order.

It is believed the property would suite a variety of uses including A3, A2 and A1 subject to Planning. Prospective tenants are advised to make their own enquiries of the local Planning Authority concerning existing and potential Changes of Use

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VAT – Applicable

Plant and Equipment

The unit will be available in a shell finish and ready to accept tenant's fit out works.

Legal Costs

Each party to be responsible for their own legal costs

Viewing

Any weekday from 9.30 am to 5pm with prior appointment.

Contact EDDY SHAH – 020 8688 4231

Joint letting agents

To be advised



Contact:

EDDY SHAH

020 8688 4231

Email:

sdshah@remys.co.uk

THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order of fit for the purpose. Prospective Purchasers/Lessees are advised to obtain verification from their Solicitor or Surveyor. References to the tenure of this property are based on information supplied by our Clients. The Agent has not had sight of the Title Documents and prospective Purchasers/Lessees are advised to obtain verification from their Solicitor. These Particulars do not form, nor form any part of, an offer or contract. Neither ZK INVESTMENTS nor any of their employees has any authority to make or give further representations or warranties to the property.



Energy Performance Certificate

Non-Domestic Building



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Certificate Reference Number:
0220-0634-8469-5692-0002

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

93 This is how energy efficient the building is.

Less energy efficient

Technical Information

Main heating fuel: Grid Supplied Electricity
 Building environment: Heating and Natural Ventilation
 Total useful floor area (m²): 101
 Building complexity (NOS level): 3
 Building emission rate (kgCO₂/m²): 96.46

Benchmarks

Buildings similar to this one could have ratings as follows:

32 If newly built
94 If typical of the existing stock