

PRIME CLASS E  
OPPORTUNITY  
**CROYDON**  
70 NORTH END

### Description

The premises occupies a prime position on North End that boasts an annual footfall of 30 million visitors. The unit is located between the two entrances to the Whitgift Shopping Centre and opposite the south entrance to the Centrale Shopping Centre.

The unit sits opposite **Next** and **EE**, with other nearby occupiers including **Deichmann, Zara, Tesco Express** and **McDonalds**.

Please refer to the attached copy of the street traders plan for further details.

### Accommodation

The unit is arranged over ground and first floors, comprising the following approximate areas:

<b>Ground Floor</b>	1,824 sq. ft.	(169.45 sq. m)
<b>First Floor</b>	1,391 sq. ft.	(129.23 sq. m)

### Lease

A new EFRI lease for a term of 5 years with rolling mutual break options from 1<sup>st</sup> January 2027 on 6 months notice.

### Rent

Upon application.

### Service Charge

The service charge for the financial year is £12,809 per annum.

*Subject to Contract*



### Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

<b>Rateable Value</b>	£63,000
<b>UBR (24/25)</b>	0.546p

All parties are to be advised to make their own enquires to the relevant authority.

### EPC

An EPC has been commissioned. A full report is available upon request.

### Legal Costs

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

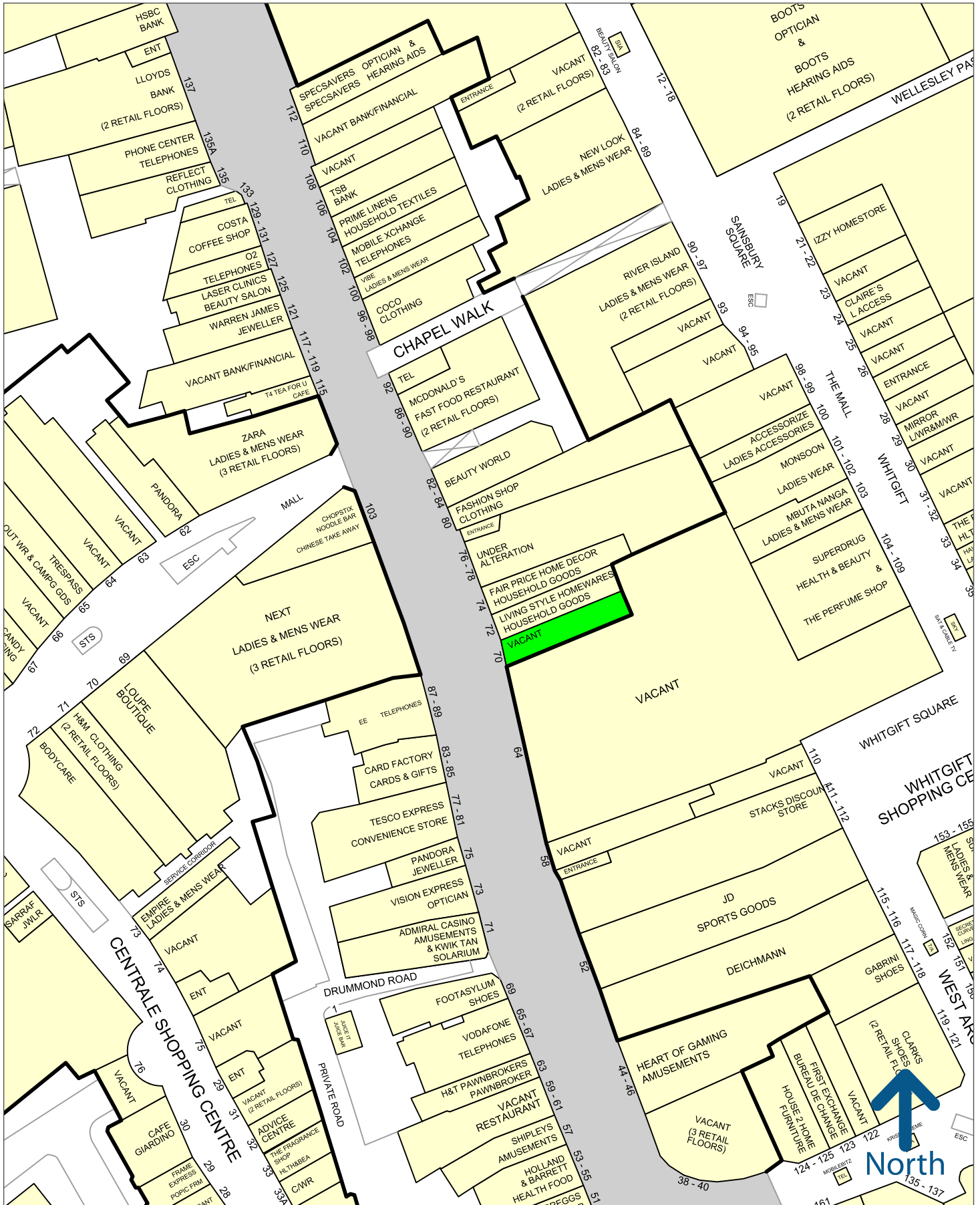
### Viewing

Strictly by appointment through sole agents, **Green & Partners**, contacting:

**Ben Sykes** **07572 075103**  
[ben.sykes@greenpartners.co.uk](mailto:ben.sykes@greenpartners.co.uk)

**Alex Murray** **07498 269560**  
[alex.murray@greenpartners.co.uk](mailto:alex.murray@greenpartners.co.uk)

**Mike Willoughby** **07810 480291**  
[mike.willoughby@greenpartners.co.uk](mailto:mike.willoughby@greenpartners.co.uk)



50 metres

Experian Goad Plan Created: 02/12/2024  
Created By: Green and Partners