PRIME CLASS E OPPORTUNITY

CROYDON

128-129 NORTH END & 115-116 WHITGIFT CENTRE

AVAILABLE FROM 25th APRIL 2022

Description

The unit is located in the prime section of North End, between the two entrances to the Whitgift Shopping Centre. The unit provides dual frontage on North End and inside the Whitgift Shopping Centre.

The premises occupy prime position on North End Road adjacent to **JD Sports.** Other nearby occupiers include **Deichmann, Zara, Next, H&M, and Superdry.**

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

Accommodation

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

Ground Floor	6,387 sq. ft.	(593.37 sq. m)
Basement	3,208 sq. ft.	(298.03 sq. m)

Lease

A new effectively FRI lease for a term to be agreed.

Rent

Upon Application

Service Charge

The current service charge for the financial year is £82,000 per annum.

Subject to Contract

Business Rates

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

Rateable Value	£242,000
UBR (20/21)	0.512p

All parties are to 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.
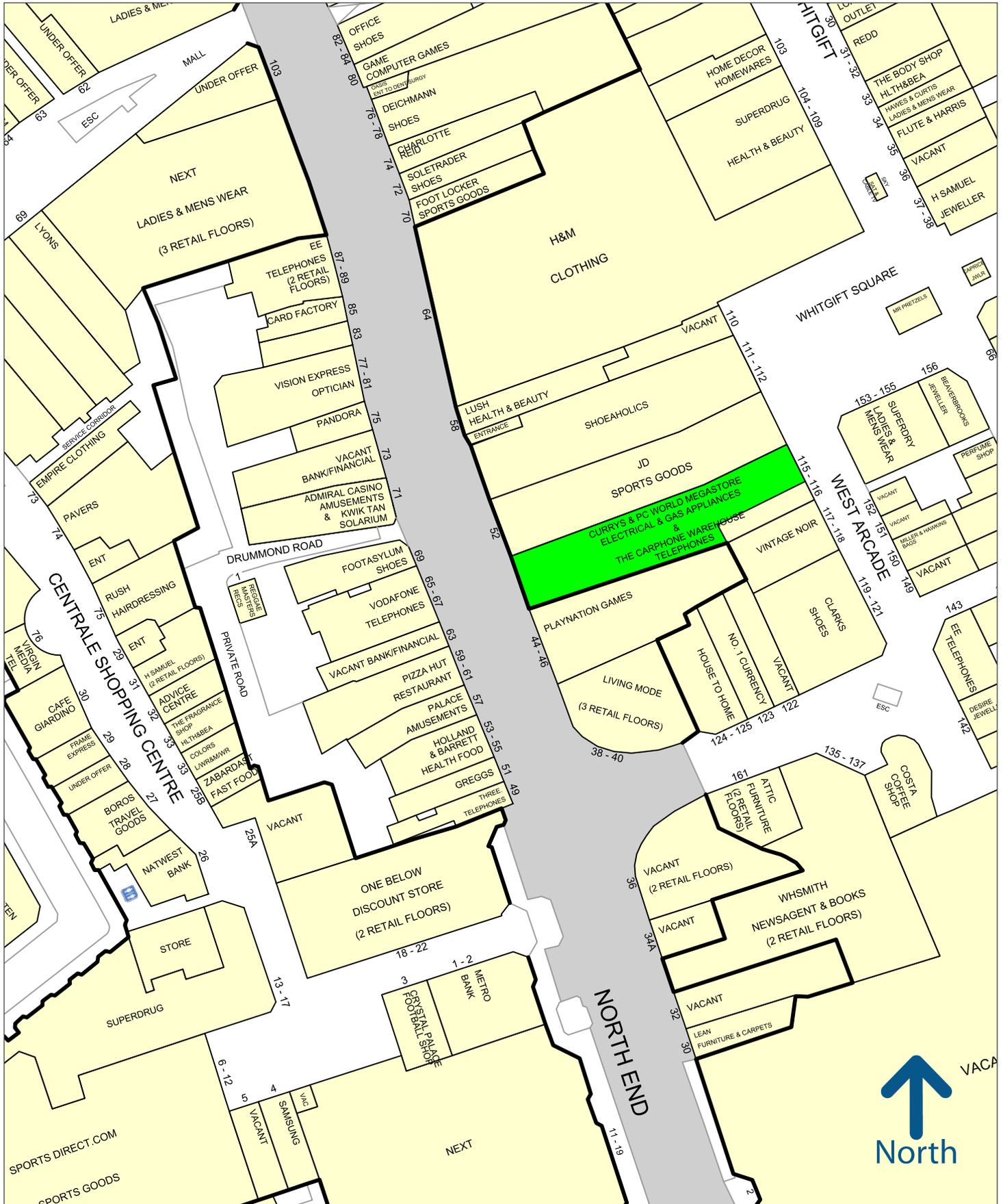
Viewing

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

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MALL
UNDER OFFER
62
63
LYONS
69
UNDER OFFER
NEXT
LADIES & MENS WEAR
(3 RETAIL FLOORS)
ESC
103
LADIES & MEN
UNDER OFFER

OFFICE
SHOES
82 - 84
GAME
COMPUTER GAMES
80
OASIS
ENT TO DEN/SURGY
DEICHMANN
SHOES
76 - 78
CHARLOTTE
REID
74
72
SOLETRADER
SHOES
FOOT LOCKER
SPORTS GOODS
70

HOME DECOR
HOMEWARES
103
SUPERDRUG
HEALTH & BEAUTY
104 - 109

WHITGIFT
30
31 - 32
OUTLET
REDD
THE BODY SHOP
HLTH&BEA
33
HAWES & CURTIS
LADIES & MENS WEAR
34
FLUTE & HARRIS
35
36
VACANT
37 - 38
H SAMUEL
JEWELLER

EE
TELEPHONES
(2 RETAIL FLOORS)
87 - 89
85
83
CARD FACTORY
64

H&M
CLOTHING

WHITGIFT SQUARE

MR PRETZELS

156
66
APRIC
JWLR

VISION EXPRESS
OPTICIAN
77 - 81
75
PANDORA
73
VACANT
BANK/FINANCIAL
71
ADMIRAL CASINO
AMUSEMENTS
& KWIK TAN
SOLARIUM

58
LUSH
HEALTH & BEAUTY
ENTRANCE
SHOEAHOLICS
VACANT
110
111 - 112
115 - 116

153 - 155
SUPERDRY
LADIES &
MENS WEAR
152
151
150
149
BEAVERBROOKS
JEWELLER
PERFUME
SHOP
MILLER & HAWKINS
BAGS
VACANT
VACANT
VACANT

JD
SPORTS GOODS

CURRYS & PC WORLD MEGASTORE
ELECTRICAL & GAS APPLIANCES
&
THE CARPHONE WAREHOUSE
TELEPHONES

VINTAGE NOIR
117 - 118
119 - 121

WEST ARCADE

143
EE
TELEPHONES
142
DESIRE
JEWELL

SERVICE CORRIDOR
EMPIRE CLOTHING
73
PAVERS
74
ENT
RUSH
HAIRDRESSING
75
29
31
ENT
H SAMUEL
(2 RETAIL FLOORS)
32
ADVICE
CENTRE
THE FRAGRANCE
SHOP
33
HLTH&BEA
33
COLORS
L/NWR&M/WR
25B
ZABARDAST
FAST FOOD

1
REGGAE
MASTERS
RECS
PRIVATE ROAD

DRUMMOND ROAD

FOOTASYLUM
SHOES
69
65 - 67
VODAFONE
TELEPHONES
63
59 - 61
VACANT BANK/FINANCIAL
PIZZA HUT
RESTAURANT
57
PALACE
AMUSEMENTS
53 - 55
HOLLAND
& BARRETT
HEALTH FOOD
51
GREGGS
49
THREE
TELEPHONES

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44 - 46
PLAYNATION GAMES

LIVING MODE
(3 RETAIL FLOORS)
38 - 40

HOUSE TO HOME
NO. 1 CURRENCY
124 - 125
123
122
VACANT

CLARKS
SHOES
ESC

CENTRALE SHOPPING CENTRE
VIRGIN
MEDIA
TEL
76
CAFE
GIARDINO
30
FRAME
EXPRESS
29
UNDER OFFER
28
BOROS
TRAVEL
GOODS
27
NATWEST
BANK
26
STORE
25A
VACANT

ONE BELOW
DISCOUNT STORE
(2 RETAIL FLOORS)
18 - 22
3
CRYSTAL PALACE
FOOTBALL SHOP
1 - 2
METRO
BANK
13 - 17
6 - 12
5
4
SAMSUNG
VAC
VACANT
NEXT

SUPERDRUG

SPORTS DIRECT.COM
SPORTS GOODS

NORTH END
11 - 19

161
ATTIC
FURNITURE
(2 RETAIL
FLOORS)
135 - 137
COSTA
COFFEE
SHOP
36
VACANT
(2 RETAIL FLOORS)
34A
VACANT
WHSMITH
NEWSAGENT & BOOKS
(2 RETAIL FLOORS)
32
VACANT
30
LEAN
FURNITURE & CARPETS
VACA

North

50 metres

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