



DRAKE
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SUBSTANTIAL NEW RETAIL PREMISES TO LET



Artist impression

CROYDON

**UNIT 3,
BRIDGE HOUSE DEVELOPMENT
SURREY STREET
CR0 1RH**

- **HEART OF TOWN CENTRE**
 - **GROUND FLOOR 3,910 SQ FT**
 - **PLUS BASEMENT & MEZZANINE**
 - **TOTAL AREA 8,953 SQ FT**
 - **TO LET ON NEW LEASE AT
£65,000 PA EXCLUSIVE**
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LOCATION

Croydon has a catchment population of around 1.5 million people and has superb demographics and an excellent infrastructure.

The subject premises lie within Croydon's new Cultural Quarter fronting the busy Surrey Street market in a most central location. There are many well-known retailers and restaurant groups nearby. The premises benefit from a large multi-storey car park for 700 vehicles immediately to the rear. There is also a bridge linking into High Street and then North End.

ACCOMMODATION

The premises will form part of an 8 storey building comprising 7 retail units within a piazza with outside seating and with 75 new flats in the upper floors. Unit 3 is arranged over ground, basement and mezzanine levels and provides the following approx. areas & dimensions:-

Frontage net internal	71 ft 3ins	(21.7 m)
Maximum Shop Depth	63 ft 7 ins	(19.3 m)
Ground Floor	3,910 sq ft	(363.2 m ²)
Basement	2,556 sq ft	(237.4 m ²)
Mezzanine	2,487 sq ft	(231.0 m ²)
TOTAL	8,953 sq ft	(831.6 m ²)

There is a total glass frontage floor to ceiling with a height of approx. 20 ft 9 ins (6.3m)

TENURE

The unit is available by way of a new 20 year full repairing and insuring lease subject to 5 yearly upward only reviews.

RENT

We are instructed to quote a rent of £65,000 per annum exclusive of rates, service charge and VAT.

RATES

To be assessed.

FINISHES

The new unit is to be handed over in shell condition with staircases and toilets installed by the landlord and provision for a lift to be installed by the tenant. The unit is ready for a tenant's fit out subject to plans and specification to be agreed with the landlords.

LEGAL COSTS

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

FURTHER INFORMATION

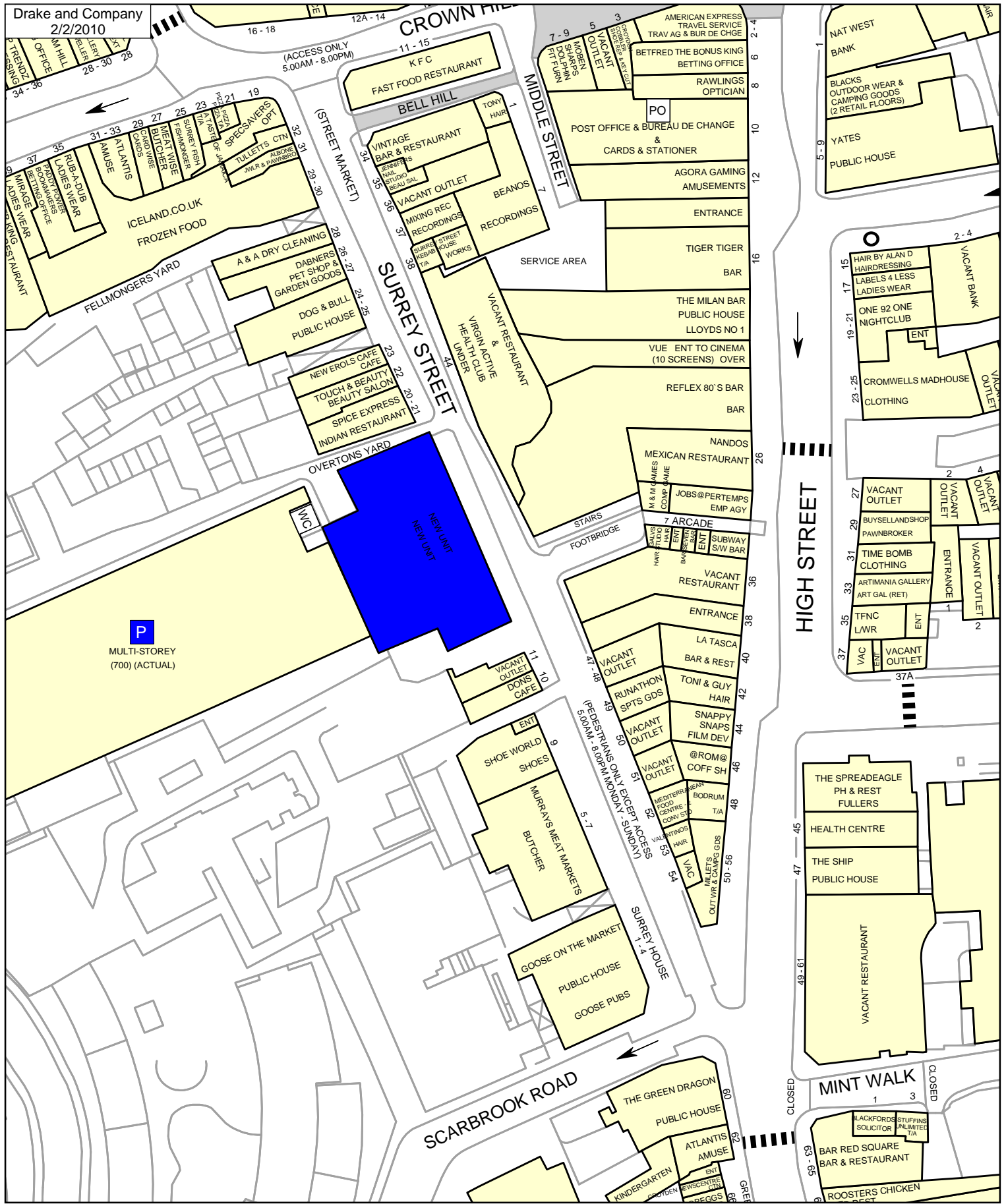
For further information / plans please contact Clive Drake of sole agents Drake & Company on 020 7495 7500 or cdrake@drakeproperty.co.uk.

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