

TO LET



Self contained Flat on first floor let on AST.

Running Take Away on ground floor

A3/A5 TAKE AWAY LEASE ASSIGNMENT + PREMIUM Brighton Road, South Croydon, CR2 6EQ

Location: The property is situated in a prominent position on Brighton Road with good parade of shops such as Papa Johns Pizza, off licences, takeaways, Pizza Hut & Shell Petrol Station etc.

Description: The ground floor is the commercial unit running as an Indian takeaway and self contained first floor residential element let on AST.

Due to family commitments the owner cannot continue to solely run the business. Fully fitted includes cooker, tandoori oven, fridge, freezers etc.

Use: The property has a A5/A3 Use.

Property: Ground Floor: commercial unit total approx: 450 sq ft.
First Floor Residential: One bedroom, lounge, kitchen and bathroom, gas central heating, double glazed etc, rear entrance, self contained.



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Tenure: The property is on 30 year Fri Lease from 2010 at £15,000 per annum. Income from residential flat is £8700. Lease to be assigned.

Premium: The ingoing tenant is to pay goodwill for fixtures and fittings in the region of £48,000.

Legal Costs: Both parties' legal costs are to be borne by the ingoing tenant.

All viewings & correspondents Strictly via Drakesfield

Staff Unaware: All viewings & correspondents Strictly via Drakesfield

ALL TERMS & CONDITION ARE NEGOTIABLE

Note: Whilst every care is taken to ensure accuracy of these particulars no responsibility is taken for error, omission or miss-statement. No fixtures or fittings were tested. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

