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Upon the Instructions of

**Turtle Bay**  
*Caribbean social*

**16 HIGH STREET  
CROYDON,  
CR0 1GT**



### **Location**

Located on High Street Croydon opposite its junction with Park Street and close to George Street, being within less than 10 minutes walk from East Croydon Station providing a fast service to London Bridge & Victoria.

Primark, Sports Direct & Next are within a few minutes walk on the primary retail pitch of North End as well as numerous other retailers in Centrale Shopping & The Whitgift Centre.

Operators nearby include Five Guys, Nandos, & The Spread Eagle Pub. Vue Cinemas operate from the floors above as part of the Grants Leisure Scheme

## **Accommodation**

The premises are arranged over ground floor only extending in total to approximately 4155 sqft (386 sqm)

## **Lease**

The premises are held on a lease for a term 23<sup>rd</sup> October 2031 at a passing rent of £140,000 pax and subject to a rent review on 23<sup>rd</sup> October 2026

## **Licence**

The premises are licenced for the sale of alcohol & recorded music to 00.00 Sunday to Wednesday & 01.00 Thursday to Saturday. Further details on request.

## **Terms**

A competitive sublease is available on terms to be agreed.

## **Rateable Value**

The VOA advise that the rateable value is £79,000. Interested parties are advised to check the business rates payable directly.

## **Use**

The planning use enables the premises to be as a restaurant and ancillary bar under Class E(b) of the Town and Country Planning (Use Classes) Order 1987 as amended on September 1, 2020.

## **Legal Costs**

Each party is to bear its own legal costs, VAT may be applicable.

## **EPC Rating**

An EPC for this property can be provided upon request.

## **Further Information and Viewing**

Upon Request.

Viewing strictly by appointment through appointed agents

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