



# CROWN

LETS 4 U

**TO LET**



**£75,000 Business For Sale**

## **Chicken Shop & Flats High Street, Croydon, CR0**

Crown Lets 4u Estate Agents are proud to present this spacious A3/A5 business for sale Chicken & Kebab Shop with above 4 bed flat and a basement 1 bed flat with one parking space at the rear in a High Street, Croydon. The premises is in excellent location and still currently running with the same business. This premises offers excellent passing trade and situated amongst all local High Street shops including Local Tesco's.

Located in High Street Croydon within walking distance of East and West Croydon Stations. Close to Surrey Street Market and main Shopping Mall. Nearest Tram Stops are George Street and East Croydon. Close to numerous Bus routes. New £1bn Westfield Shopping Centre is coming to Croydon which will boost the area to the next level. Croydon is going through a huge change with Westfield shopping centre acting as the catalyst for a raft of regeneration programmes in the town.

**£26,000 Rent p/a**

**AVAILABLE NOW!**

- A3/A5 Chicken Shop
- Business For Sale
- 4/5 Bed Flat Above
- 1 Bed Flat in Basement
- 1 Space for Car Park
- Secured Long Lease
- Fixtures & Fittings Included
- On High Street
- Central Croydon

SINGLE FRONTED CRORNER, SPACIOUS PREMISES with customers' area & kitchen area. Tiled floor to the front of the shop. Counter, electronic cash register. Customers area seating capacity fitted with 3 tables & 12 chairs.

OPEN PLAN KITCHEN AREA. The equipment includes, glass fronted drinks fridge, charcoal Grill, stainless steel extractor, stainless steel cladding (to cooking area), double sink & drainer, steamer oven, 2 x deep freezers, double door commercial fridge. chip warmer, chips fryer, Henny Penny chicken cooking machine, HCW5 display with table, microwave oven, preparation table, breadding table overhead long electric menu display, Staff cloakroom with w.c. & wash hand basin.

LIVING ACCOMMODATION comprises 4 double bedrooms and 1 single bedroom, shared kitchen, 1 bathroom and 1 separate WC. (no lounge). £2350 rental income received pcm (£28,200 per annum) from the letting of the 5 bedrooms. A further £700 is received pcm (£8,400 per annum) from the newly refurbished modern one bedroom basement flat.

1 car parking space to the rear, no garden.

TO INCLUDE THE SECURE LEASE, GOODWILL, FIXTURES & FITTINGS £75,000 plus STOCK AT VALUATION

**Rent:** £26,000 p/a (£2,167 PCM)

**Premium:** £75,000

**Business Rates:** Nil

**Tenancy Type:** 15- 16 years - - Leasehold Assignment

**Rent Review:** tbc

**Licence Type:** A3/A5

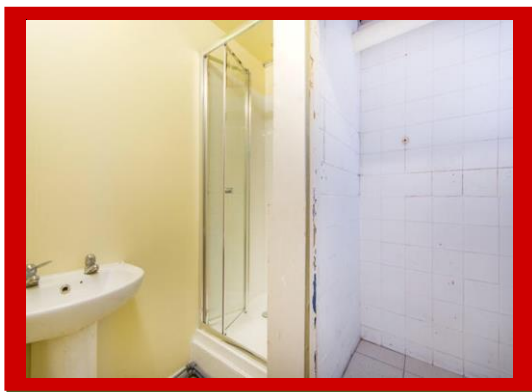
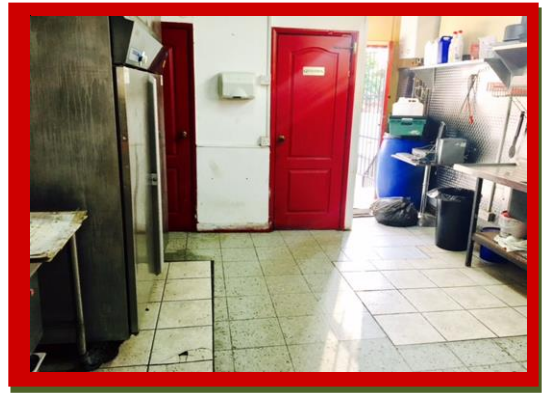
**Size:** 1108.589 Sq Feet (103 Sq Meter)

**Building Insurance:** tbc

**Solicitors Fees:** In-Going tenant will only pay for his own solicitors fees

**Available Now! Call now for early viewings!**





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