



SUI GENERIS PUB TO LET THORNTON HEATH

**61 HIGH STREET, THORNTON HEATH,
CROYDON, CR7 6BD**

SUBJECT TO VACANT POSSESSION

Location:

The subject property occupies a prominent corner position on High Street, Thornton Heath. The surrounding area is predominantly made up of established independent traders.

Thornton Heath (National Rail Services) station is also situated a short walk from the property.

Accommodation:

The unit is arranged over Ground Floor and Basement only and has the following approximate Gross Internal Areas:

Ground Floor:	1,278 sq. ft. (118.74 m²)
Basement:	1,420 sq. ft. (131.92 m²)

Use:

The premises benefits from Sui Generis planning consent. Alternative uses may be considered subject to planning.

Premises Licence:

Monday to Saturday:	10:00 – 00:00
Sunday:	12:00 – 00:00



Rent:

£40,000 per annum exclusive.

Lease:

The premises are available by way of a new lease with terms to be agreed.

Rates:

Interested parties are advised to make their own enquiries directly with the Local Authority.

Legal Costs:

Each party to bear their own legal costs.

Viewings:

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Location Map:

