

# Zodiac Court, Croydon, CR0

## Prominent Ground Floor Retail/Leisure Unit – 3,522 Sq.Ft.



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### Location

The subject property is located in the heart of Croydon, at Zodiac Court - a 5-minute walk from West Croydon station with excellent connectivity to central London via Victoria and London Bridge, as well as the London Overground network.

The unit is situated on the ground floor, beneath a recently completed complex of 73 new flats, with 64 existing apartments in the tower above. As such, there is a high level of footfall throughout the day.

The unit benefits from a large, open-plan floorplate which is customisable and would benefit a range of different occupiers. It can also be split to accommodate two smaller units.

Nearby operators include The Gym Group, Halfords, Lidl, Scooperb, Tesco Express, Select Supermarket, Supreme Butchers and Lloyds Pharmacy

### Accommodation (NIA)

The premises is arranged over the ground floor only and comprises the following approximate net internal floor area:

| Description  | sq ft        | sq m          |
|--------------|--------------|---------------|
| Ground Floor | 3,552        | 329.99        |
| <b>Total</b> | <b>3,552</b> | <b>329.99</b> |

### Tenure

The property is available for a term to be agreed on a new fully repairing and insuring lease, subject to 5-yearly upwards only rent reviews as appropriate.

Lease to be contracted outside of the security of tenure provisions of the Landlord & Tenant Act 1954 (Part II), as amended.

### Rent

£65,000 per annum exclusive.

Also available to acquire on a long-leasehold basis.

### Business Rates

At present, business rates are not yet available for this unit.

Interested parties are advised to make their own enquiries with the London Borough of Croydon.

### EPC

Certificate available on request.

### Legal Costs

Each party to bear their own legal costs.

### Further Information and Viewing

Viewings are by appointment via Levy Real Estate.

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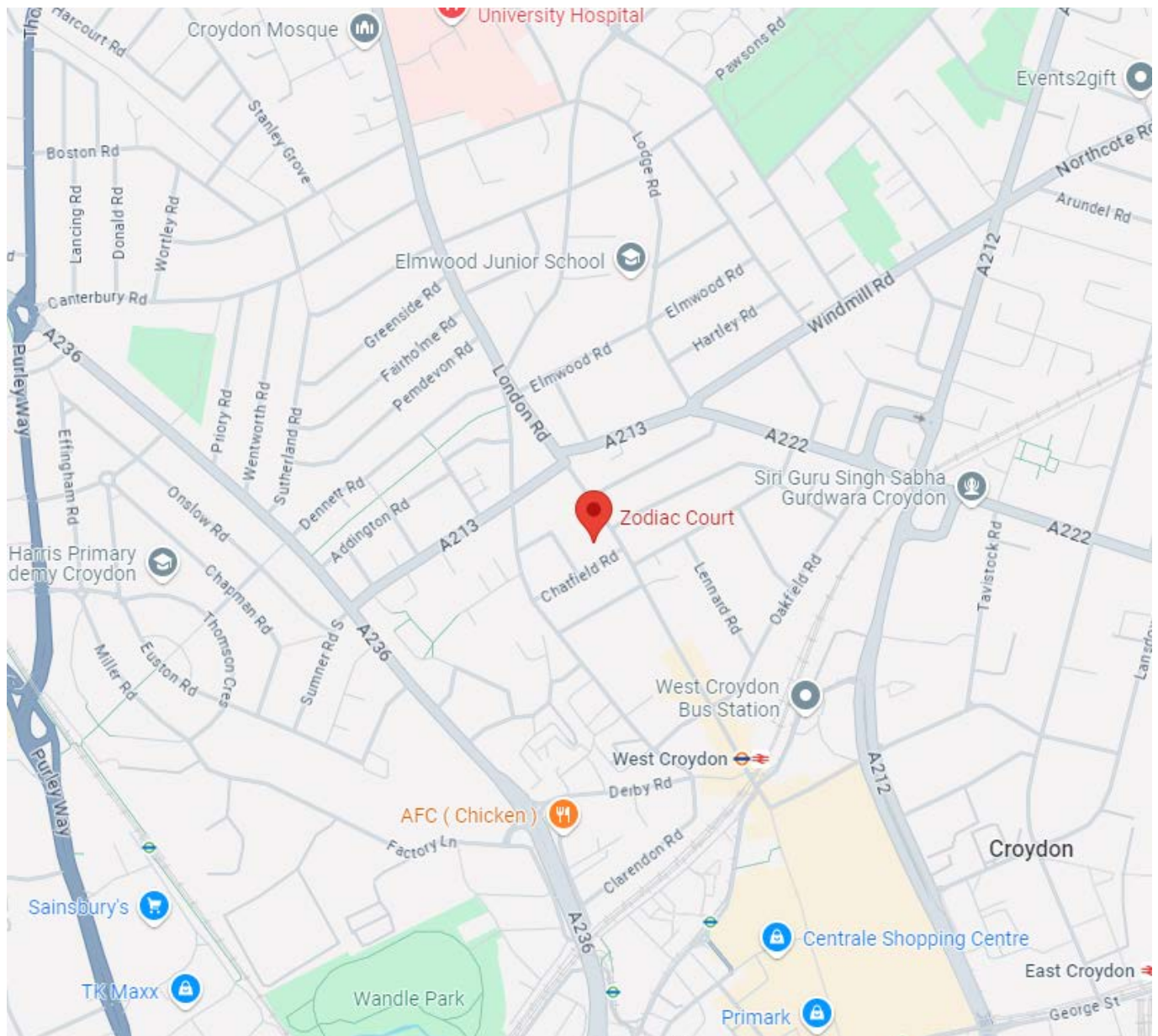


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### Location Plan

Not to scale, indicative only.



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