

CONFIDENTIAL LONG LEASEHOLD SALE

BAD APPLE, 3-7 PARK STREET, CROYDON, CRO 1YD

FOR SALE: FULLY FITTED LATE NIGHT BAR / PUB WITH 4AM LICENCE



- Prominent corner location
- Regeneration projects including redevelopment of the Whitgift Centre
- Close to High Street, Boxpark Croydon and East Croydon Station and a number of independent operators and local businesses
- A4 premises arranged over ground and first floor
- One bedroom flat located on the second floor
- Fully fitted late night bar / pub
- Premises licence allowing the sale of alcohol until 4am
- Total approximate floor area 5,687 sq ft (528 sq m)

- **LONG LEASEHOLD SALE:** Offers in the region of £1,250,000 subject to contract for the long leasehold interest, premises licence and F&F in situ
- **COMMERCIAL LEASE:** Rental offers invited and offers in the region of £150,000 by way of a premium will be considered



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PROPERTY

Location

The building occupies a prominent corner unit on Park Street, which runs parallel to George Street and is close to the junction with the High Street. East Croydon Station and Boxpark Croydon are also situated close by. There are a number of redevelopment projects earmarked, which includes the redevelopment of the Whitgift centre and various other development opportunities in the immediate vicinity. Local operators include Five Guys, Nando's, Turtle Bay, Pizza Express, the Slug and Lettuce and a number of late night operators, such as The Milan Bar, Dice Bar and Luna.

Description

The premises occupies the whole building as a late night bar/pub on the ground floor and first floor with residential uppers. Internally the ground floor comprises a large bar, dance floor, cloakroom and various private booths. The first floor consists of ladies and gents WC's, staff room and managers office. The second floor is arranged as a one bedroom flat that could be used as staff accommodation.

We understand the gross approximate areas to be as follows:

Ground Floor	345 sq m	3,715 sq ft
First Floor	146 sq m	1,572 sq ft
Second Floor (Residential)	<u>37 sq m</u>	<u>400 sq ft</u>
Total	528 sq m	5,687 sq ft

Planning

The premises benefits from A4 planning.

Licensing

There is a late night premises licence in place allowing the sale of alcohol. Details as follows;

Monday to Sunday 10.00am to 04.00am

We are verbally informed the premises benefits from a capacity of 400

Long Leasehold Sale

There is approximately 102 years remaining on the long leasehold interest.

Offers in the region of £1,250,000, subject to contract are invited for the benefit of the long leasehold interest, premises licence and fixtures and fittings in situ.

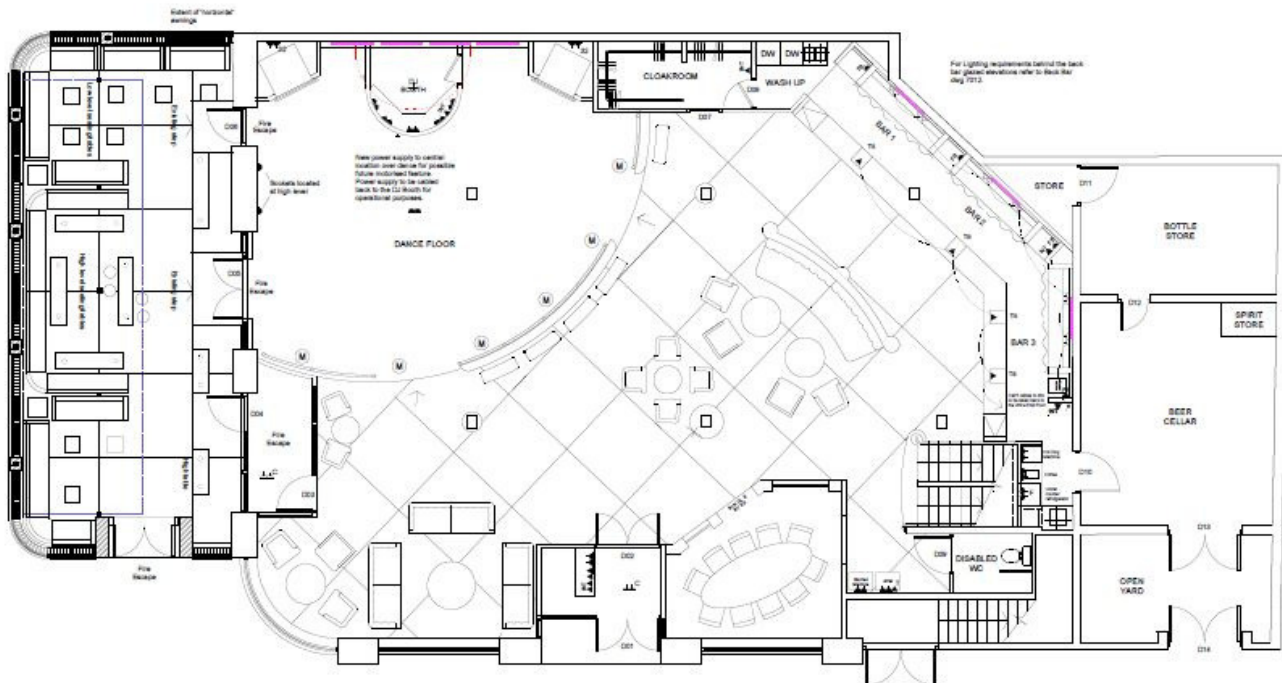
Commercial Lease

Offers for a new FRI lease with terms to be agreed will also be considered, subject to contract:

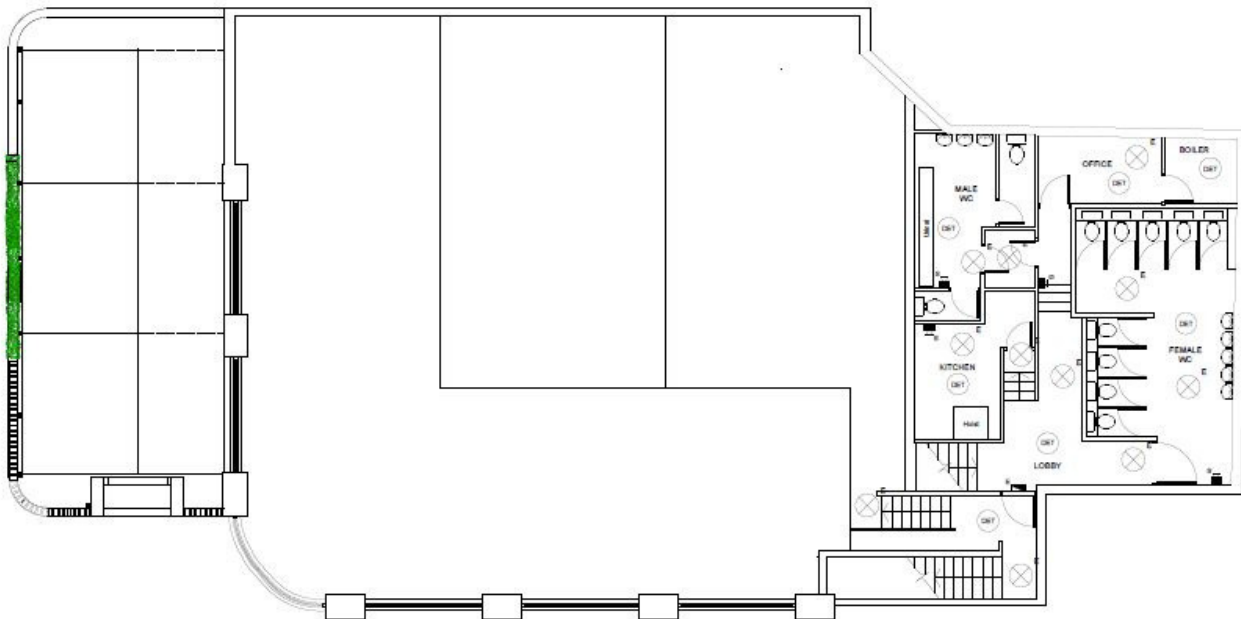
Rent: Rental offers invited

Premium: Offers in the region of £150,000 by way of premium will be considered

FLOOR PLANS



Ground Floor

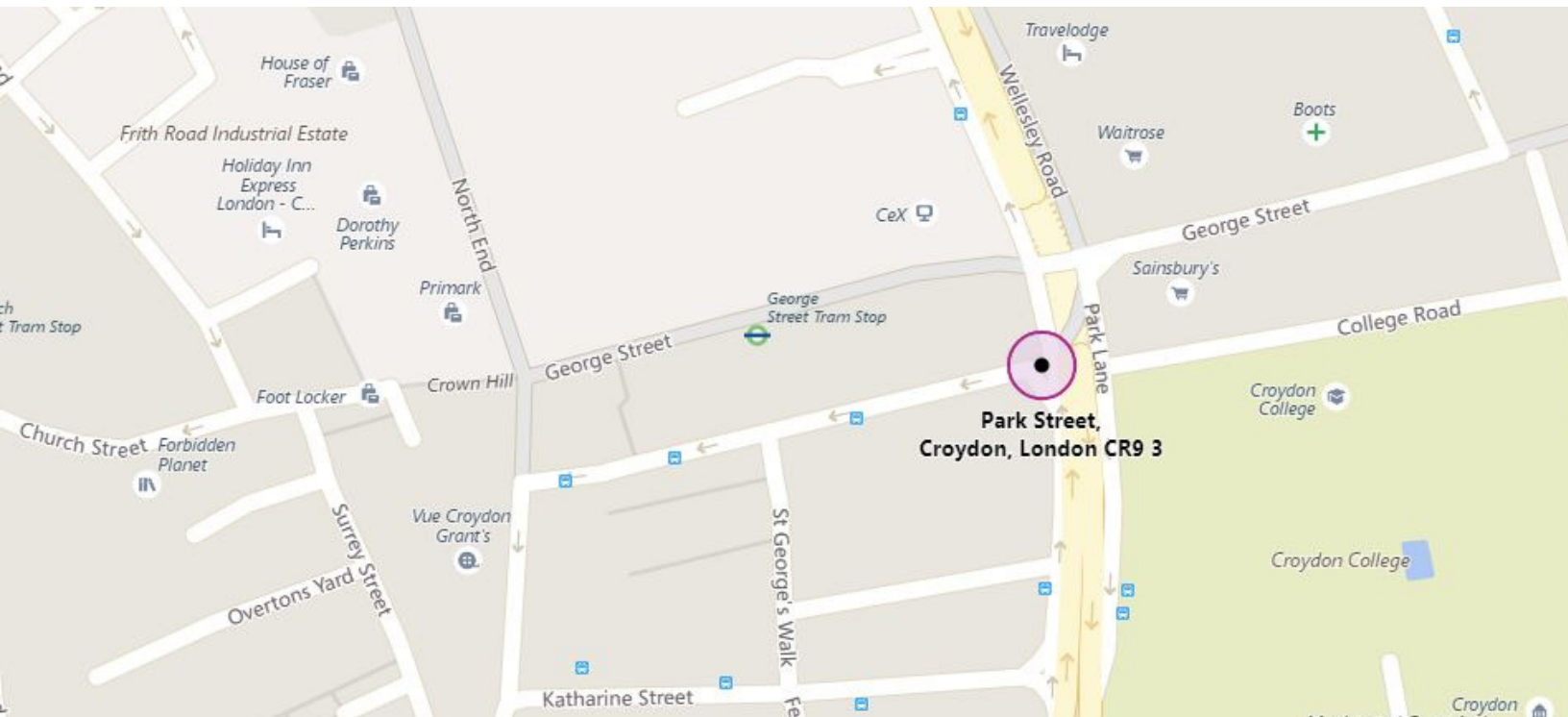


First Floor

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MAPS



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