

Potential  
to split



## Location

Located in the Valley Leisure Park in the heart of Croydon which hosts a number of leisure operators including an 8 screen Vue Cinema and an Ikea.

Valley Leisure Park is a popular destination point and hosts a number of leisure and restaurant operators including McDonald's, Burger King, Nando's, Tenpin Bowling, The Gym, Pizza Express and Subway. The adjacent Valley Retail Park has recently been extended and now hosts a Next, Sports Direct, Dunelm and Boots.

## HIGHLIGHTS

- + Established leisure and retail park
- + Adjacent to Nando's, Burger King, McDonald's and Vue
- + Accommodation at ground floor level
- + GIA approx. 507 sq m (5,460 sq ft)
- + Potential to split subject to consent

## Description

The restaurant comprises the ground floor of the Valley Leisure Park with a glazed frontage.

## Accommodation

The premises are configured to provide accommodation all at ground floor level. When trading, the unit was laid out to provide a variety of tables and seating for circa 194 customers. Ancillary accommodation includes a catering kitchen with prep area and walk in fridge and freezer, thermostatically controlled beer cellar, staff facilities, managers office and customer toilets.

## Approximate Floor Areas

The property has the following approximate gross internal areas.

<b>Ground Floor</b>	507 sq m (5,460 sq ft)
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**11. FORMER CHIQUITO, CROYDON**  
Unit 2, Valley Retail Park CR0 4YA

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## Tenure

Held for a term of 25 years from 29 September 1995 at a current rent of £259,200 per annum. The most recent annual service charge was £9,792.

## Rateable Value

2017 £195,000

## EPC

D-96

## Viewings

This unit is currently closed so all viewings must be arranged by prior appointment via the sole selling agents Savills.

## Photography

Please note that the photography included within the brochure was taken whilst the premises were still trading. The property has since ceased trading so all signage and any external furniture has been removed from the premises.

## Branding

The former trading name and any branded items are not being included with the property which must be completely re-branded before being reopened.

## Fixtures & Fittings

Most loose fixtures and fittings have been removed from the property. This includes all loose tables and chairs, some bench seating and certain items of kitchen equipment. All branded signage have been removed from the property but should any items remain on site then they are not permitted for use by the ingoing occupier.

## VAT

All figures quoted are exclusive of VAT.

## Contacts

**Paul Breen**  
**Tel** 020 7877 4555  
**Mob** 07767 873353  
**Email** pbreen@savills.com

**Stuart Stares**  
**Tel** 020 7299 3088  
**Mob** 07807 999841  
**Email** sstares@savills.com

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