

5 MILAN BAR

14 HIGH STREET · CROYDON · CR0 1YA

LEASEHOLD
PUBLIC HOUSE IN PRIME TOWN
CENTRE LOCATION



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- **Rental offers invited**
- **Part of established leisure scheme**
- **Close to occupiers including Vue, Nandos, turtle Bay and nuffield Health**
- **Ground and basement trading**
- **Late licence**
- **External beer terrace**
- **Potential to sub-divide**

LOCATION

Croydon is a popular commuter town and major centre which is located 10 miles south of central London. The Milan Bar occupies a prominent position on the High street, close to its junction with Park street. The premises form part of the Grant Entertainment Centre where other occupiers include Vue who operate a 10 screen cinema in the scheme, Luna (Stonegate), Turtle Bay, Nandos and Nuffield Heath. Five Guys are located diagonally opposite.

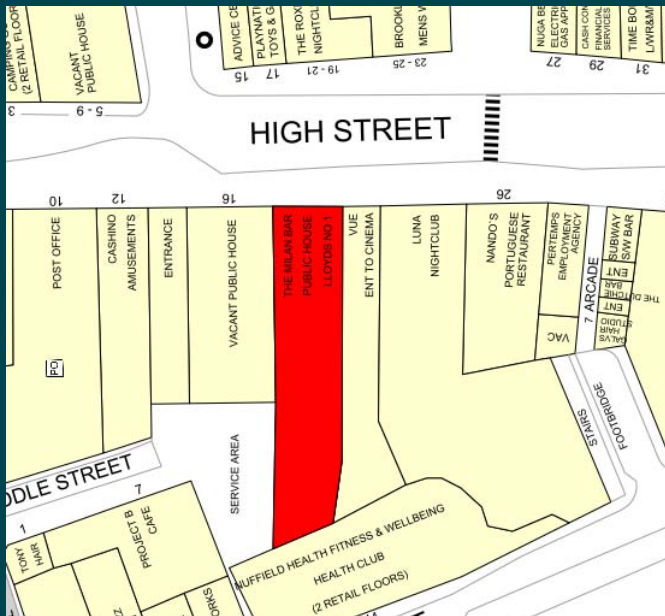
This area of Croydon is set to benefit from significant investment in the coming years with Westfield and Hammerson planning a £1 billion redevelopment of the Whitgift Centre which will be replaced with 1.5 million square feet of retail and leisure accommodation.

DESCRIPTION & ACCOMMODATION

The Milan Bar occupies part of the ground and basement floors of the Grants Entertainment scheme which was developed on the site of the former Grant's department store and opened in 2002. Externally there is a beer terrace which is held under licence.

Ground Floor - Trading accommodation with bar servery to one side. This area is laid out to provide a variety of tables and seating. Ladies, gents and a disabled WC's are also provided at this level.

Basement - Additional trading accommodation with a bar servery, extensive seating area, customer WC's, kitchen, beer cellar, managers office, staff room and various stores.



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APPROXIMATE FLOOR AREAS - GIA

Floor	Description	Sq.m	Sq.ft
Ground	Trading & Ancillary	364	3,913
Basement	Trading & Ancillary	669	7,196
Total		1,033	11,109

Purchasers are advised to check these areas which are indicative only and show best estimates under the current configuration.

TENURE

The premises are available by way of a new sublease expiring in 2027. Rental offers are invited.

RATEABLE VALUE & EPC

2017 Rateable Value - £235,000

An EPC is in the course of preparation.

PREMISES LICENCE

The property benefits from a premises licence permitting the sale of alcohol until 2am Sunday to Thursday and 3am on Friday and Saturday.

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TRADING INFORMATION

Historic trading information may be available to interested parties upon written request.

FIXTURES AND FITTINGS & STOCK

Fixtures and fittings with the exception of all tills, IT equipment, leased and branded items can be included as part of the sale should they be required. Stock will be removed from the premises prior to completion.

VIEWINGS & TERMS

Interested parties are asked to undertake discreet customer visits in the first instance. No formal viewings will be permitted unless arranged through the joint selling agents CBRE and Savills. Under no circumstances should any direct approach be made to any of our clients staff.

Offers are invited for the benefit of our clients freehold interest.

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