



Welcome Inn

300 Parchmore Road, Thornton Heath, CR7 8HB

Leasehold Nil Premium

- Prominent position in densely populated area
- Open plan ground floor area (1,054 sq ft)
- Large basement area (1,011 sq ft)
- Rear courtyard (204 sq ft)
- Available on a new free-of-tie lease
- Suitable for a range of Sui Generis or Class E uses

Ref: 91806

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SP Sidney
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LOCATION

The Welcome Inn is located in the Thornton Heath area of London, in the London Borough of Croydon. It lies approximately 1.5 miles north of Croydon, and 7.2 miles south of Charing Cross, in a densely populated residential area close to the town centre.

The property itself occupies a prominent corner position on the crossroads of Parchmore Road and Northwood Road close to a local shopping parade.

Thornton Heath railway station is nearby and provides Southern Services to London Victoria, East Croydon and Clapham Junction. The area is serviced by a comprehensive TFL bus network.

The premises occupies a ground floor and basement lock-up unit, as follows:

GROUND FLOOR

OPEN PLAN TRADE AREA measuring in the region of 1,054 sq ft (GIA). With capped drainage, raised staged area, two brick fireplaces and brick bar servery.

BASEMENT

Measuring in the region of 1,011 sq ft. Divided into a number of rooms, with delivery drop to the front of property. (NB: The basement is not stand-up height).

EXTERNAL

Rear COURTYARD measuring in the region of 204 sq ft. With side access from Northwood Road.

THE BUSINESS

The Welcome Inn is an attractive blank canvas opportunity which would suit a range of concepts falling under the Sui Generis class usage including:

- Pub
- Craft beer tap room
- Wine Bar
- Licenced cafe
- Betting Shop

Alternatively, subject to Landlord's consent and the necessary planning permission, the unit could be utilised for Class E enterprises including retail, office, professional services or medical use.

Prospective Tenants will need to make their own assumptions as to potential trade levels giving due regard to the size of the premises, location and local demographics.

LICENCE

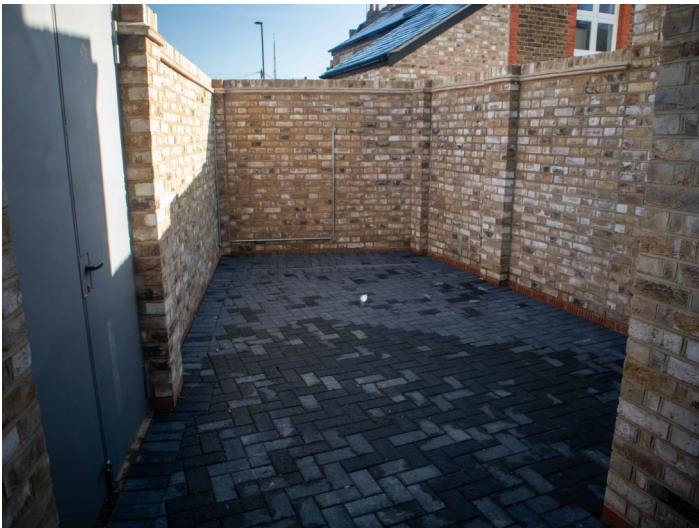
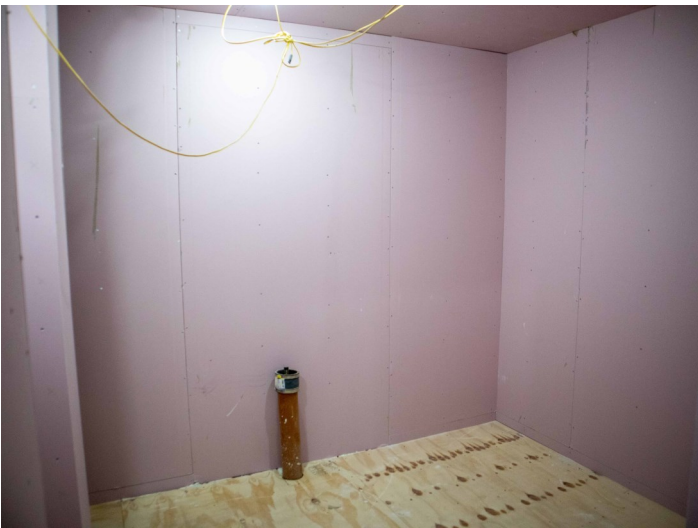
A new operator will need to make their own enquiries and application for a new premises licence.

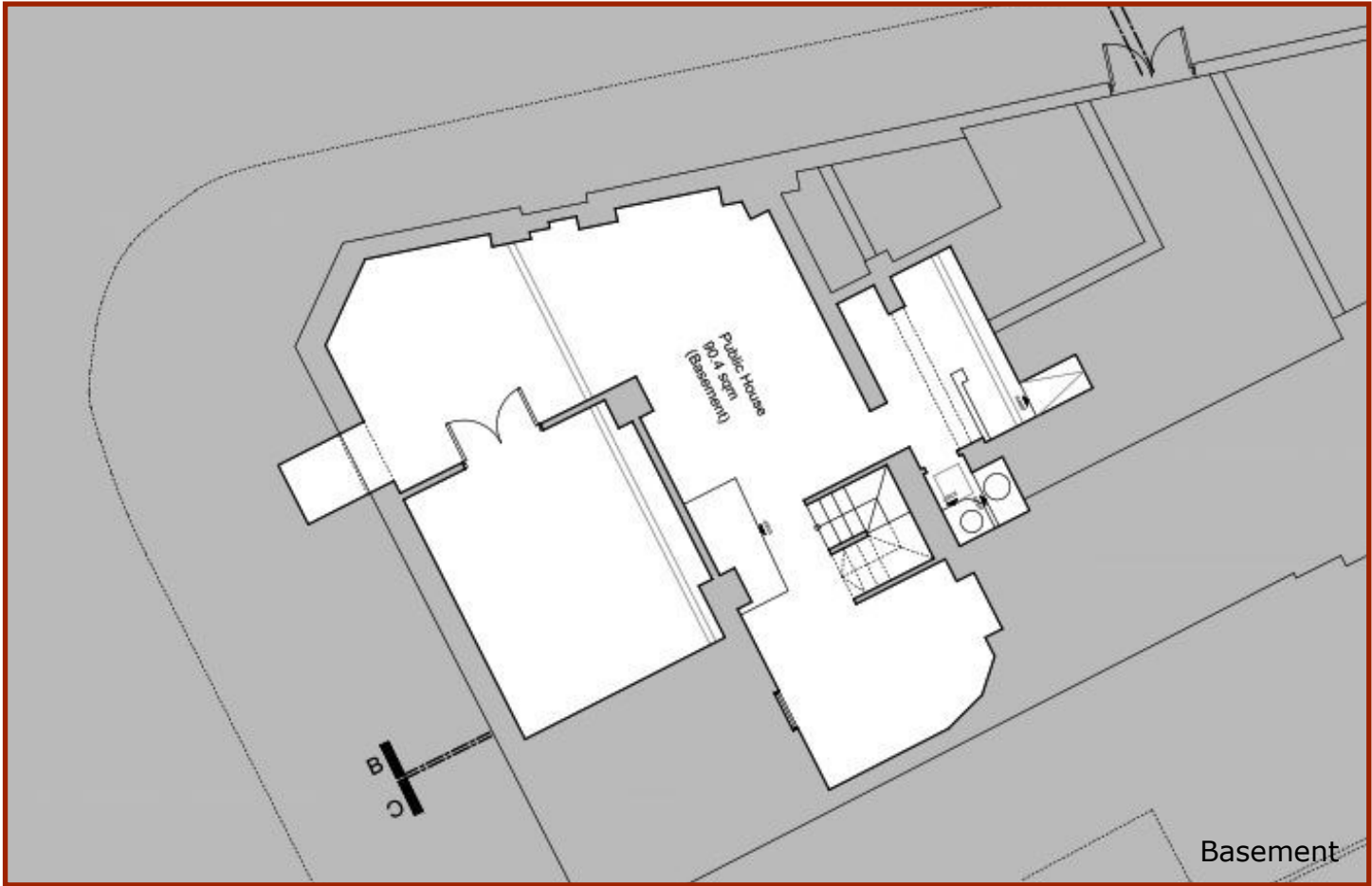
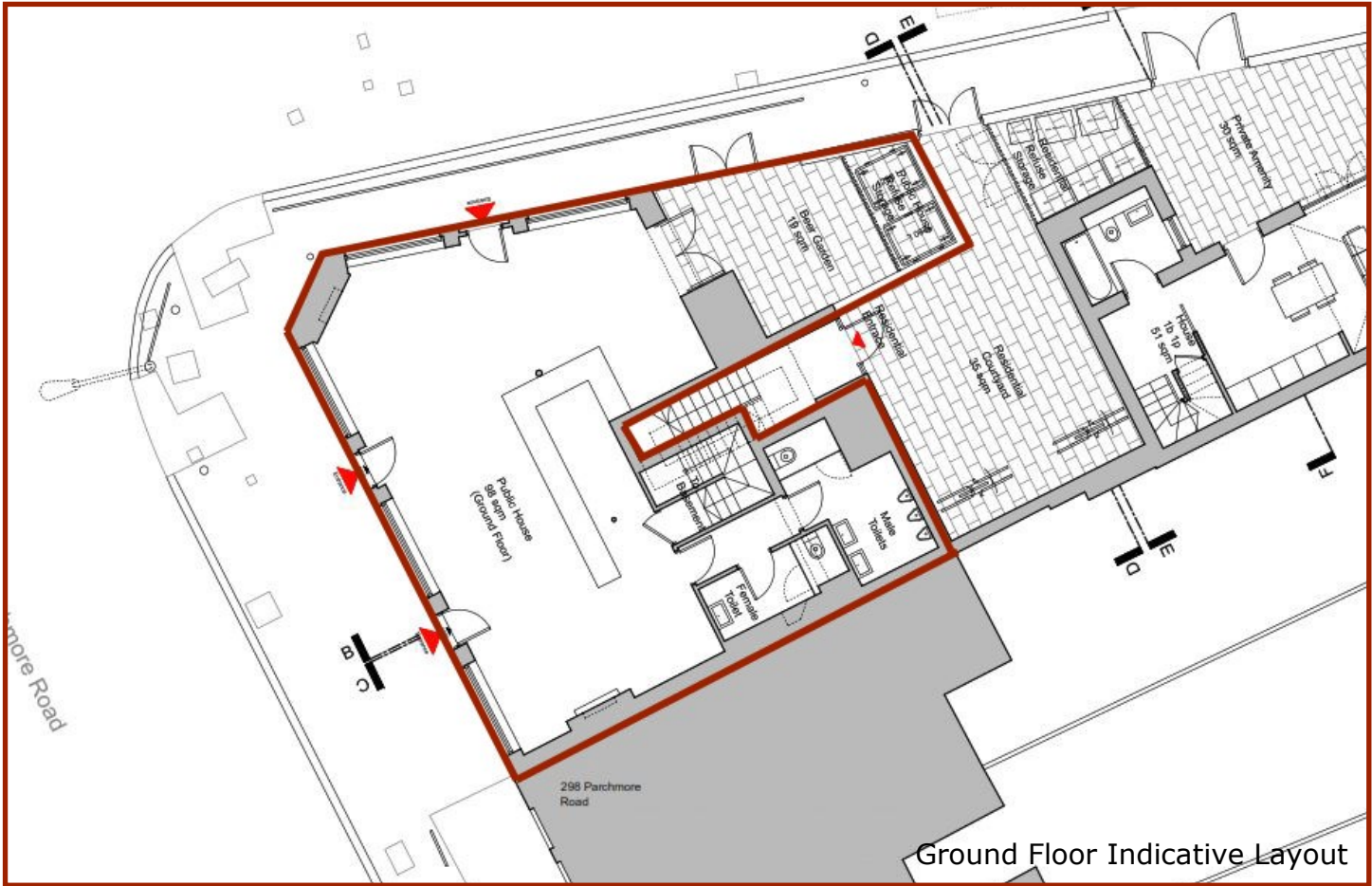
SERVICES

All mains services are connected.

Rateable Value: £9,800.

Local Authority: London Borough of Croydon.





TENURE & PRICE

LEASEHOLD NIL PREMIUM

The Landlord will consider the creation of a new lease agreement on the following terms:

- Full repair and insuring lease
- For a term of 10, 15 or 20 years
- Inside Part II Landlord & Tenant Act 1954
- Annual rent £30,000, exclusive of VAT and insurances
- Rent subject to 5 yearly review and annual RPI adjustments collared at 2.5%, capped at 5%
- 3 month rental deposit, plus personal guarantors
- Free of all trade ties

All negotiation subject to covenant strength. An incoming party will be required to demonstrate sufficient funds to sustain their business model, and will need to demonstrate ingoing capital to cover the premium, rental deposits, stock, working capital and solicitors fees as a minimum.

Application form and business plan available upon request.

No direct approach to be made to the business; please direct all communications through Sidney Phillips. Viewing strictly by appointment only.

