



kearney bell

406 Linen Hall, 162/168 Regent Street
London, W1B 5TG

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CROYDON – 2-3 AMP HOUSE, DINGWALL ROAD

- RESTAURANT UNIT TO LET
- DIRECTLY OPPOSITE BOX PARK CROYDON
- POTENTIAL TO COMBINE WITH UNIT 1 AMP HOUSE ADJACENT
- OTHER USES CONSIDERED

LOCATION

AMP House is a mixed-use property located opposite Box Park Croydon and East Croydon Station.

There are a number of national and independent occupiers close by including **Nandos**, **Bao Bao**, **Mykos Gyros** as well as a new gym opening in 4-5 AMP house in 2024.

ACCOMMODATION

The premises provide the following approximate net internal areas:

| | | |
|--------------|------------|-------------|
| Ground floor | 115.2 sq m | 1,240 sq ft |
| First floor | 70.0 sq m | 754 sq ft |

Please note the first floor has limited head height.

RENT

£55,000 pa, plus VAT.

TENURE

The property is available on a new effectively full repairing and insuring lease for a term to be agreed.

SERVICE CHARGE

£1,373 pa for the ending 31st December 2023, plus VAT. It is currently being updated for 2024.

COSTS

Each party is to be responsible for their own professional costs incurred in the transaction.

RATES

Rateable value 2023 £30,500.

Interested parties should make their own enquiries via the local authority.

EXTRACTION

No extraction is in place but a route is possible. More info available on request.

EPC

Available on request.

INSPECTIONS

Viewing by appointment with:

Aaron Bell
020 3773 9393 / aaron@kearneybell.co.uk

Or joint agents, Richard Pyne, SHW, 020 8662 2700.



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