

FOR SALE

**FREEHOLD INVESTMENT
WITH POTENTIAL**



whozoo.

CROYDON

 **10-12 South End, Croydon, London CR0 1DL**

Price **£900,000**



Property Type

SHOP & UPPERS



Size

1,072 SQFT



Tenure

FREEHOLD



Borough

CROYDON



Planning Granted

NO



Existing Use

C2 & CLASS E

Tenanted



Yes

Local Train Stations



South Croydon (0.4 miles)
East Croydon (0.6 miles)
Waddon (0.8 miles)

Local Amenities



Co-Op (384ft)
Heathfield Academy (0.2 miles)
NatWest Bank (0.3 miles)

VAT Applicable



Yes

Rateable Value

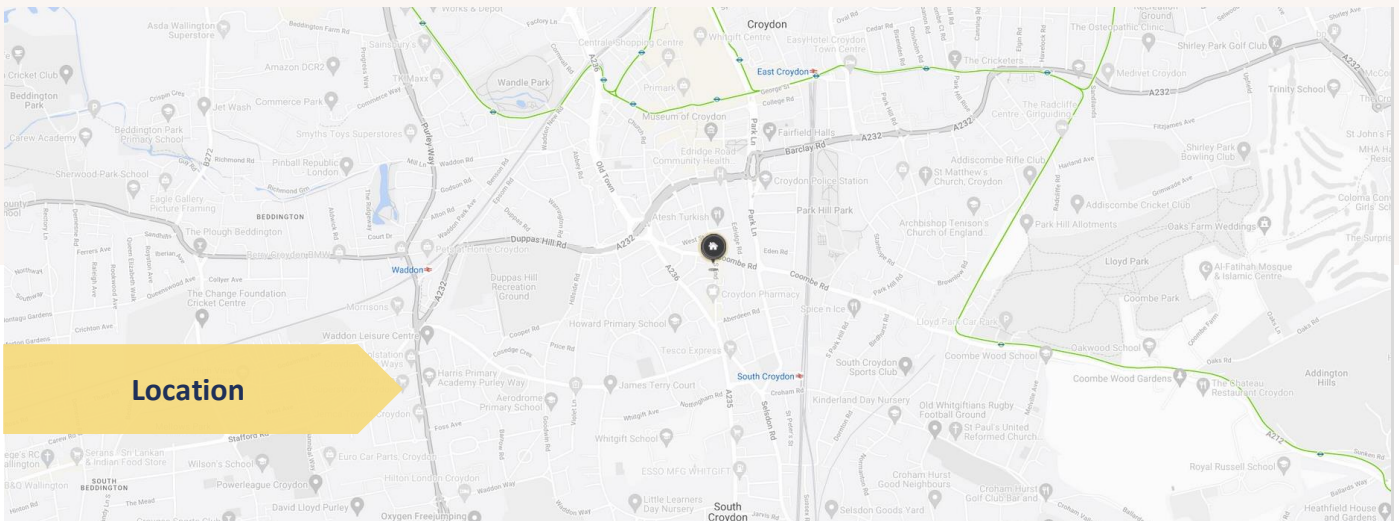


£10,000 & £11,000

EPC



D



Location



Additional Information

Two freehold shops located on the High Street of South Croydon.

Number 10 benefits from 647 sqft in size and produces a rental income from the shop at £1,500 per calendar month. It also has a storeroom above that can be converted into a flat and further development potential can be converted into flats using the aerial or rear space.

Number 12 is also on offer or leasing at £1,300 per calendar month. The shop comprises of 398 sqft in size and has a 1-bedroom flat above.

The freeholder has owned both properties for 25 years.



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