

FOR SALE

MIXED USE INVESTMENT



whozoo.

CROYDON

 **Stafford House, 19 Stafford Road, Croydon CR0 4NG**

Reduced Price
£615,000



Property Type

MIXED USE



Size

2,899 FT²



Tenure

FREEHOLD



Borough

CROYDON



Planning Granted

NO



Existing Use

CLASS E & C3

Tenanted



Yes

Local Train Stations



Waddon (0.06 miles)
West Croydon (1 mile)
South Croydon (1 mile)

Local Amenities



Kings Gym (0.3 miles)
Morrisons (0.3 miles)
Whitgift Centre (1 mile)

VAT Applicable



No

Rateable Value

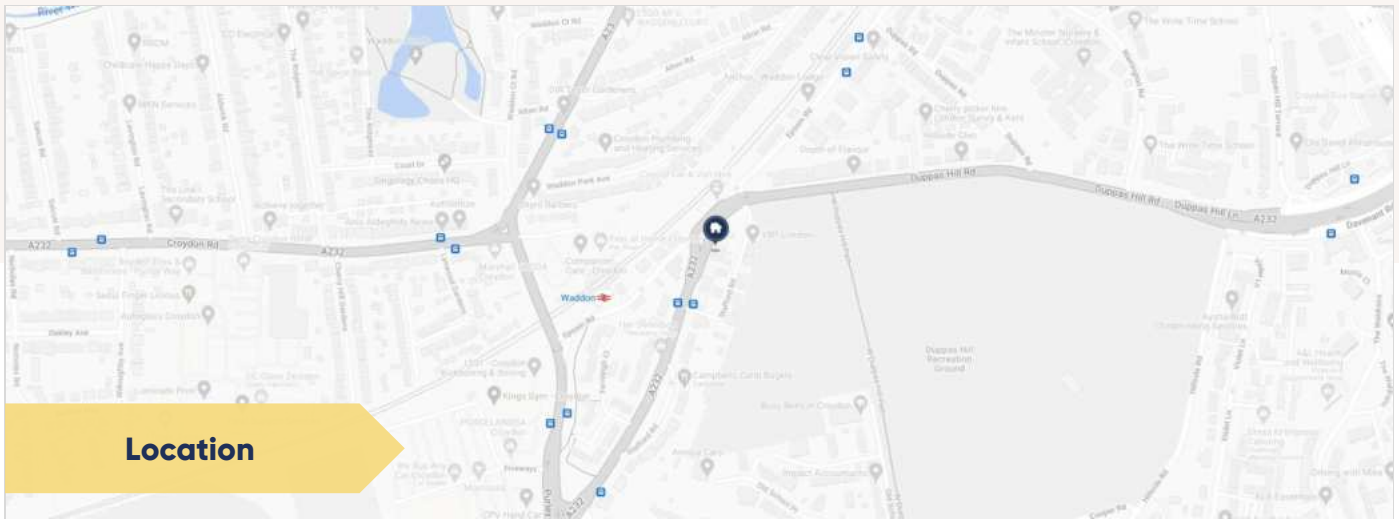


£13,000

EPC



D



Location



Additional Information

The property is situated on the busy commuter road of Stafford Road. It comprises of a large ground-floor commercial shop which is approximately 1,849 sqft in size. To the rear, there are two parking spaces. The ground floor commercial unit is currently vacant.

On the upper floors, there are two flats. There is 1 x 1 bedroom flat (521 sqft) and 1 x 2 bedroom flat (529 sqft) along with a large terrace. The 2 bedroom flat generates £14,400 per annum and the 1 bedroom flat generates £12,000 per annum.

Viewings are strictly by an appointment basis only.

ACCOMMODATION SCHEDULE

UNIT	SIZE (SQM)	SIZE (SQFT)	ANNUAL INCOME
Ground Floor Commercial	172	1,849	Vacant
Flat 1 (1 x Bed)	48	521	£14,400
Flat 2 (2 x Bed)	49	529	£12,000
TOTAL	269	2,899	£44,400

FLOORPLANS





Nathan King
Senior Property Consultant

✉ nathanking@whozoo.co.uk
☎ 07506 966 968 / 033 3200 8330



Latif Acisu
Property Consultant

✉ latifacisu@whozoo.co.uk
☎ 07588 234 318 / 033 3200 8330

whozoo.



033 3200 8330



info@whozoo.co.uk



www.whozoo.co.uk

- These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract.
- Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct, but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries, and survey as to the correctness of each statement.
- All statements in these particulars are made without responsibility on the part of Whozoo Ltd or the vendor or lessor.
- No statement in these particulars is to be relied upon as a statement or representation of fact.
- Neither Whozoo Ltd nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property.
- Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order.
- Photographs may show only certain parts and aspects of the property at the time when the photographs were taken, and you should rely on actual inspection.
- No assumption should be made in respect of parts of the property not shown in photographs.
- Any areas, measurements or distances are only approximate.
- Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained.
- Amounts quoted are exclusive of VAT if applicable.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.