

FOR SALE

MIXED USE INVESTMENT



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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

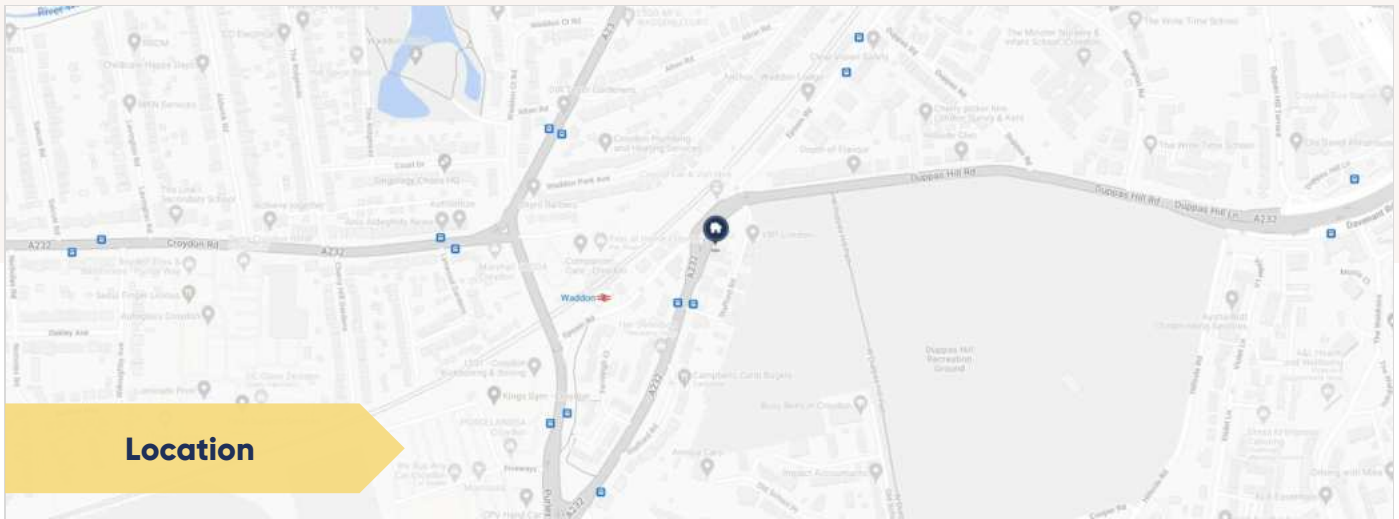


£13,000

EPC



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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





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