

FOR SALE

FREEHOLD SHOP & UPPERS



whozoo.

CROYDON

📍 403 Sydenham Road, Croydon CR0 2EH

Price £400,000



Property Type

COMMERCIAL INVESTMENT



Size

1,126 SQFT



Tenure

FREEHOLD



Borough

CROYDON



Planning Granted

NO



Existing Use

CLASS E & C3

Tenanted



Yes

Local Train Stations



Selhurst (0.3 miles)
Thornton Heath (0.8 miles)
West Croydon (0.8 miles)

Local Amenities



Selhurst Medical Centre (0.1 miles)
Selhurst Children Centre (0.1 miles)
The Brit Scholl (0.2 miles)

VAT Applicable



No

Rateable Value

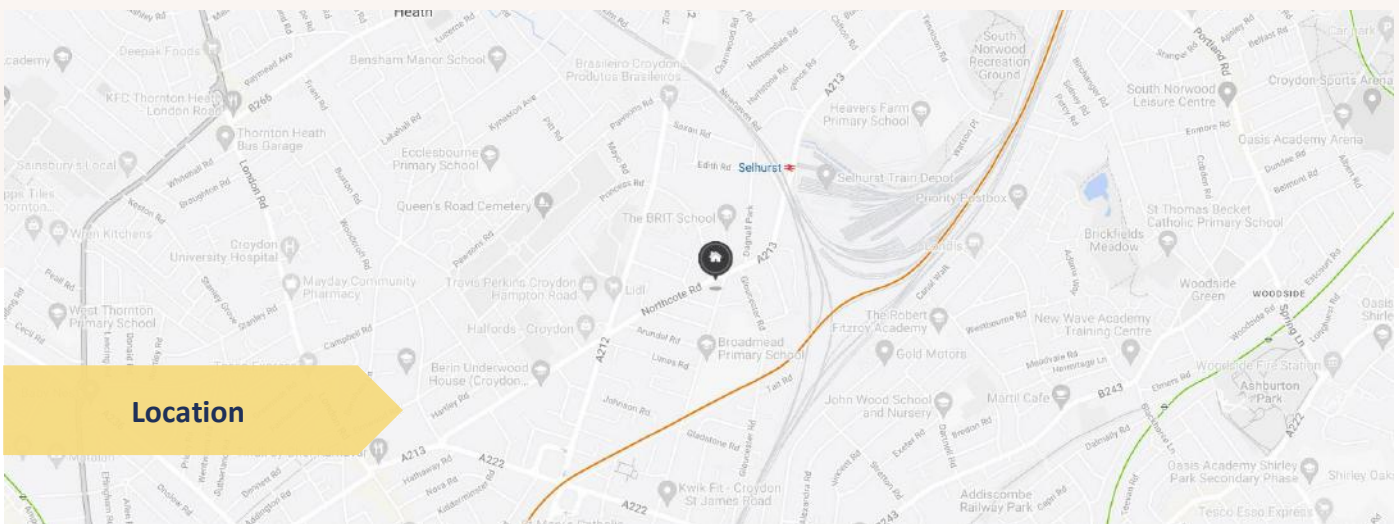


N/A

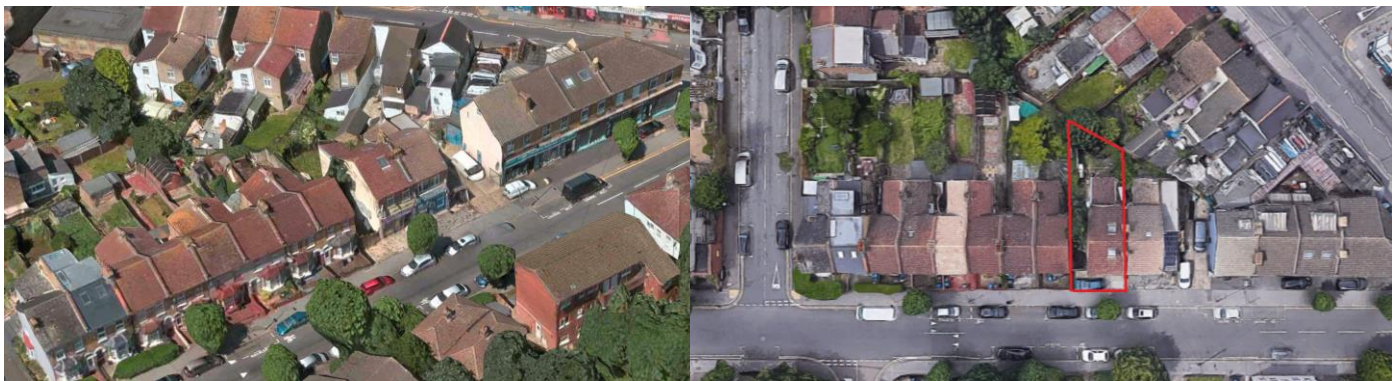
EPC



N/A



Location



Additional Information

The property comprises a commercial shop on the ground floor and a two bedroom flat above. The ground floor commercial unit is used as a kebab shop with a size of 41sqm. The two bedroom flat above is set over two floors and has a separate entrance, it measures 67sqm.

The property is located in Selhurst off the main road, with many amenities and transport links nearby.

There is a commercial lease in place at £12,000 per annum for both commercial and flat above, however, it expired in 2019 and was on a rolling base since then.

There is an opportunity to renegotiate the lease and add value.

There also might be some potential to extend the building to the side and at the back subject to planning.



Asher Hamilton
Property Consultant

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