



79-81 South End, Croydon, CR0 1BG

A prominent ground floor Sui Generis unit with return frontage for sale

020 8681 2000

info@hnfproperty.com



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£26,000 Per Annum Exclusive for Commercial Lease or £370,000 for Virtual Freehold

LOCATION: - The property is situated fronting South End in Croydon with the return frontage fronting Aberdeen Road. South End is a busy link road between central Croydon and Purely and is a popular commercial area. The property benefits from passing vehicular traffic, which is particularly heavy during rush hour, as well as being on a bus route. Nearby traffic lights make the premises more visible to passing traffic. The surrounding area is a densely populated residential catchment which the premises can service, and the unit shares the vicinity with a mixture of local trades.

DESCRIPTION: - The property comprises a corner position premises most recently used as a bookmaker but considered suitable for a variety of trades. There is sales area to the front, a disabled WC, a further WC, A staff room and an ancillary store. There are hung ceilings and air conditioning (not tested). The property has a secure electric shutter at the main entrance.

ACCOMMODATION: -

| | |
|-----------------|---|
| Frontage | 10.992m (36ft) approx. |
| Return Frontage | 19.977m (65ft) approx. |
| Internal width | 10.216m (33ft) approx. |
| Unit depth | 13.567m (44ft) approx. |
| Ceiling height | 2.492m (8ft) approx. |
| Sales area | 132m ² (1,422ft ²) approx. |
| Staff Room | 9.417m ² (101ft ²) approx. |
| Ancillary store | 7.863m ² (84ft ²) approx. |
| Disabled WC | |
| WC | |

USE/PLANNING: - We understand the property currently falls within sui generis of the current Town & Country Planning (Use Classes) Order and was previously used as a bookmaker. The property is suitable for a variety of uses subject to a change of use.

TENURE: - The property is to be offered by way of a virtual freehold sale with vacant possession or by way of a new commercial lease, the length of which is to be negotiated.

RENT: - In the event of a commercial letting, an initial rent of £26,000 per annum exclusive is sought.

PRICE: - £370,000 is sought for our client's virtual freehold interest.

BUSINESS RATES: - The property has a ratable value of £37,750. Interested parties should contact the local authority to confirm the rates PAYABLE. www.tax.service.gov.uk/business-rates-find/search

EPC RATING: - The property has an EPC rating of 80 which falls within band D.

VAT: - We are advised by the landlord that the property is not elected to VAT

VIEWINGS: - Viewings by prior arrangement – please telephone 0208 681 2000.

020 8769 0161

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Viewings by prior arrangement - call our team for more information.

HNF Property for themselves and for the vendors or lessors of this property whose agents they are give notice that:
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Date: 07/02/2023



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