



1 Selsdon Parade, Selsdon, CR2 8LH

An end of terrace ground floor lock-up shop with rear yard and a parking space to let under a new lease.

020 8681 2000

info@hnfproperty.com



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£17,500 Per Annum Exclusive

LOCATION: - The property is situated fronting Selsdon Parade in Addington Road in the Selsdon area of South Croydon. Addington Road is a busy thoroughfare and bus route and the property benefits from considerable passing and vehicular traffic which is particularly heavy during the rush hour period. The location benefits from short term parking bays and a number of loading bays encouraging quick-stop trade to the vicinity. The surrounding area is a reasonably affluent and fairly densely populated catchment which the property is able to service. The property shares the vicinity with a mixture of local specialist and multiple traders including Bairstow Eaves, Costa Coffee and Co-Op Funeral Care.

DESCRIPTION: - The property comprises a ground floor lock-up shop, currently partitioned to create a sales area and two individual rooms to the rear. There is a part covered rear yard and we are advised that a parking space is demised to the premises. The property is considered suitable for a variety of uses.

ACCOMMODATION: -

Gross frontage 4.966m (16ft)
Internal width 4.966m (16ft)
Gross internal area 55.331m² (595ft²)
Yard

USE/PLANNING: - We understand the property falls within Class E of the current Town & Country Use Classes Order and would suit a wide variety of trades.

TENURE: - The property is to be offered by way of a new lease, **outside** of the Landlord & Tenant Act 1954 Part 2 as amended, the length of which is to be negotiated.

RENT/PRICE: - An initial rent of £17,500 per annum exclusive is sought.

BUSINESS RATES: - The property has a ratable value of £13,250. 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 32 within Band B.

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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