



# 295 High Street, Croydon, CR0 1QL

Investment for sale at 10% gross yield at asking price.

020 8681 2000

info@hnfproperty.com



specialist advice on all property matters



# 295 High Street, Croydon, CR0 1QL

## Asking Price: £130,000

**LOCATION:** - The property is situated fronting the High Street, a bus route and through road from Central Croydon leading onto the A235 Brighton Road into Purley. location benefits from heavy vehicular traffic and moderate pedestrian foot-flow. Traffic lights in front of the parade increases visibility to the premises. Across the road there are temporary parking bays promoting quick-stop trade. The property is 0.5 miles from South Croydon mainline station and 0.8 miles to East Croydon mainline station.

**DESCRIPTION:** - The property comprises a mid-terrace ground floor lock-up shop currently occupied by A&A Alteration Tailors. The property has an aluminum shop front and a visible frontage. Investment for sale at 10% gross yield at asking price.

**ACCOMMODATION:** -

Gross frontage	4.6m (15ft) approx.
Internal width	4.6m (15ft) reducing to 2.4m (8ft) approx.
Shop depth	10.468m (34ft) approx.
Sales area	36.368m <sup>2</sup> (394ft <sup>2</sup> ) approx.
WC	

**USE/PLANNING:** - The property is believed to fall within Class E of the current Town and Country Planning (Use Classes) Order and is occupied by a tailor.

**TENURE:** - The property is to be offered on a long leasehold basis of 125 years from 24 June 1990 (91 years approx. remaining) and is subject to the existing commercial lease. There is a £25 ground rent. We understand from the seller that a 12 year lease was granted on the 14<sup>th</sup> September 2011 therefore the tenant is currently holding over, and the passing rent is £13,000 (thirteen thousand pounds) per annum.

**PRICE:** - The price of £130,000 (one hundred and thirty-five thousand pounds) is sought for our client's long leasehold interest subject to the existing tenancy.

**BUSINESS RATES:** - The property has a ratable value of £11,250. Interested parties should contact the local authority to confirm the rates PAYABLE. [www.tax.service.gov.uk/business-rates-find/search](http://www.tax.service.gov.uk/business-rates-find/search)

**EPC RATING:** - The property has an EPC rating of 81 within Band B.

**VAT:** - We understand from the vendor that the property is not elected to VAT.

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

020 8769 0161

[www.hnfproperty.com](http://www.hnfproperty.com)  
[info@hnfproperty.com](mailto:info@hnfproperty.com)

 @hnfprop

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:  
1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract.  
2) no person in the employment of HNF Property has any authority to make or give any representative warranty whatever in relation to this property.

9<sup>th</sup> February 2023



specialist advice on all property matters



020 8769 0161

[www.hnfproperty.com](http://www.hnfproperty.com)  
[info@hnfproperty.com](mailto:info@hnfproperty.com)

 @hnfprop

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:  
1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract.  
2) no person in the employment of HNF Property has any authority to make or give any representative warranty whatever in relation to this property.

9<sup>th</sup> February 2023



specialist advice on all property matters