



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 36.368m² (394ft²) 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 14th 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

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
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.

9th February 2023



specialist advice on all property matters



020 8769 0161

www.hnfproperty.com
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.

9th February 2023



specialist advice on all property matters