



5 Selston Parade, Selston, CR2 8LH

A ground floor class e premises with prior A3 consent and a rear yard available on a new lease

020 8681 2000

info@hnfproperty.com



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5 Selsdon Parade, Selsdon, CR2 8LH

£19,000 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 former restaurant/café premises with the added benefit of a rear yard space and a glazed frontage. There is a sales/ seating area to the front of the property with two store areas and a WC to the rear. A rear door leads onto the yard space.

ACCOMMODATION: -

Gross frontage	4.753m (15ft).	Approx
Internal width	4.753m (15ft).	Approx
Shop Depth	14.995m (49ft).	Approx
Sales area	41.303m ² (444ft ²).	Approx
Store 1	10.144m ² (109ft ²).	Approx
Store 2	5.295m ² (57ft ²).	Approx
Yard	29.67m ² (319ft ²).	Approx.
Approx WC		

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. The premises has prior consent for A3 use under planning reference 19/00861/FUL.

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 £19,000 per annum exclusive is sought.

BUSINESS RATES: - The property has a ratable value of £14,000 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 124 within Band E.

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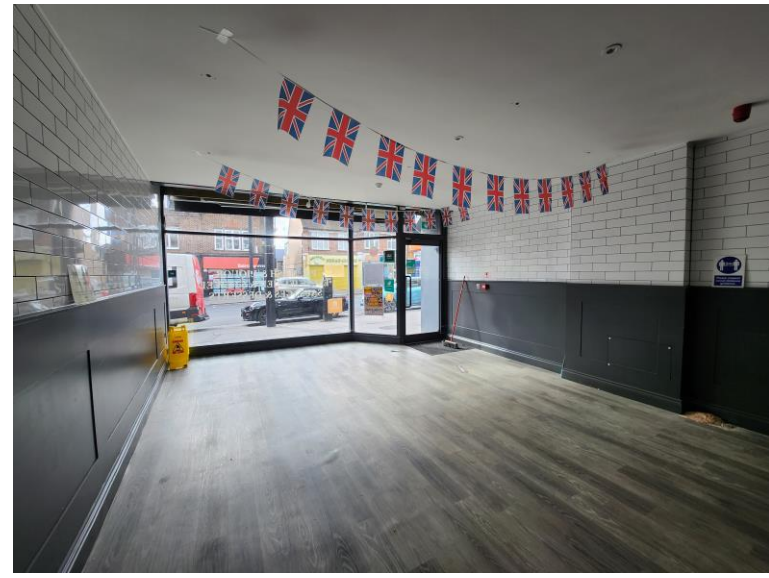
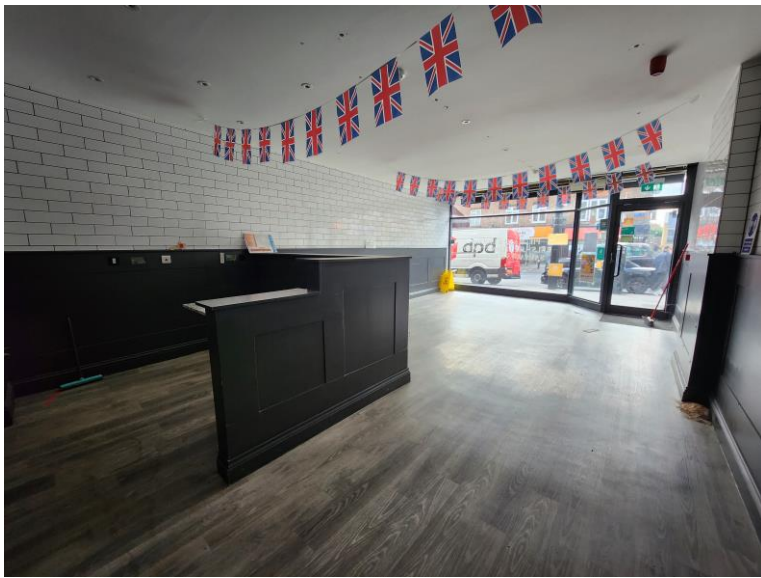
Viewings by prior arrangement - call our team for more information.

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