



**FOR SALE**

**108 Selsdon Road, South Croydon, CR2 6PG**

2,263 sq ft

Mixed use Freehold sale in South Croydon, CR2 6PG. Retail/office unit, garage unit plus self-contained one bedroom flat.



**VIDEO TOUR**

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## Description

Ideal opportunity for owner occupiers, developers and investors. This mixed use site with return frontage in South Croydon comprises a two storey building with a ground floor retail/office unit, kitchen, customer toilets, basement and three large fitting bays to the rear.

The self-contained residential flat has its own entrance on Selsdon Road and offers one double bedroom, lounge, kitchen and bathroom.

The property has been refurbished to a high standard and the sale is subject to vacant possession and being offered with no onward chain.

### Summary Floor Areas:

Commercial Unit: Ground Floor Retail and Office Unit 898 square feet, garage and three bay unit 582 square feet, plus basement 190 square feet - Total 1,670 square feet.

First floor self-contained flat 593 square feet.

Total area of 2,263 square feet

In accordance with the 1979 Estate Agents Act, a personal interest is declared.

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## Location

108 Selsdon Road is located on the junction of Junction Road and Selsdon Road.

South Croydon Station links to East Croydon within five minutes, and London Bridge within twenty-five minutes. The M25 is within ten miles, twenty-five minutes' drive, to either Junction 7 (M23) or Junction 6 (Godstone).

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## Key points

- Total space available - 2,263 square feet
- Commercial space totals 1,670 square feet
- Residential flat totals 593 square feet
- Two storey building comprising ground floor commercial unit with three fitting bays along with a one bedroom flat above
- Ideal for owner/occupiers, investors and developers
- Return frontage/corner site
- Vacant possession - £675,000
- In accordance with the 1979 Estate Agents Act, a personal interest is declared





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## Accommodation

Name	sq ft	sq m	Availability
Basement	190	17.65	Available
Ground - retail/office	898	83.43	Available
Ground - garage + 3 bay unit	582	54.07	Available
1st - self-contained flat	593	55.09	Available

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## Rents, Rates & Charges

Price	£675,000.00
Rates	On application
Service Charge	On application
VAT	On application
EPC	D (81)

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## Viewing & Further Information



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