

# **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 selfcontained one bedroom flat.





# **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.

## 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).

## **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

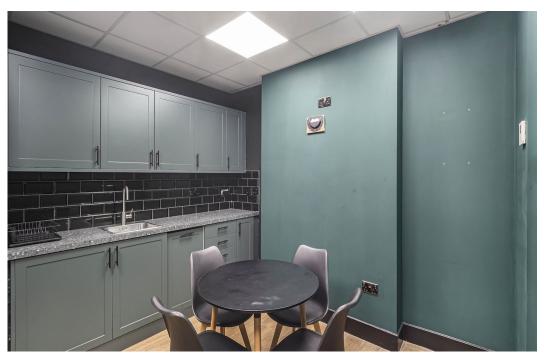












### Accommodation

| 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    |

# Rents, Rates & Charges

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

# Viewing & Further Information



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