



**STIRLING
ACKROYD**

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

stirlingackroyd.com



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 - £600,000
- 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

Viewing & Further Information



Iftakhar Khan
020 3967 0103
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Rents, Rates & Charges

Price	£600,000
Rates	On application
Service Charge	On application
VAT	On application
EPC	D (81)

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