



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
ikhan@stirlingackroyd.com

Rents, Rates & Charges

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

Important Notice: Stirling Ackroyd (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they may or may not act, give notice that:(i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) Stirling Ackroyd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Stirling Ackroyd (and their Joint Agency where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) rents, prices and premiums quoted in these particulars may be subject to VAT in addition; and (v) Stirling Ackroyd will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. Generated on 23/01/2025