



279 Brighton Road, South Croydon, CR2 6EQ

2,742 ft² approx. of ground floor retail space with cold stores and provision for parking at the front in a highly visible and prominent location.

020 8681 2000

info@hnfproperty.com



specialist advice on all property matters

279 Brighton Road, South Croydon CR2 6EQ

£55,000 Per Annum Exclusive

LOCATION: -The property is situated fronting Brighton Road (A235) on the junction of Brighton Road and Sanderstead Road (B269). The property is on a highly position with Brighton Road being a bus route and connecting road from Croydon to Purley. The property is a stone's throw from both Purley Oaks train station and Sanderstead station. The surrounding area is a densely populated residential catchment that the unit is able to service.

DESCRIPTION: - The property is a ground floor Class E unit forming part of a locally listed wider building. The property was previously used as a super-market and is currently partitioned to provide a sales area, offices and cold stores. The property is considered suitable for a variety of leisure/ retail uses. There is provision for parking at the front of the property promoting quick-stop trade. The property is highly visible to passing pedestrian and vehicular traffic.

ACCOMMODATION: -
Net internal area 254.70m² (2742ft²)

USE/PLANNING: - We understand that the property currently falls within Class E of the Town and Country Planning (Use Classes) Order and is considered suitable for a variety of uses.

TENURE: - The property is to be offered by way of a new lease, the length of which is to be negotiated.

RENT: - An initial rent of £55,000 (fifty five thousand pounds) per annum exclusive is sought.

BUSINESS RATES: - The property has a ratable value of £66,500 per annum. 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 C.

VAT: - We are advised by the landlord that the property is elected to VAT and VAT will therefore be chargeable on all rents and other outgoings.

VIEWINGS: -Viewings by prior arrangement – please contact:

Franco Migliore
HNF Property
Tel:0208 681 2000
Email:info@hnfproperty.com

Matt Morris
SHW
Tel: 0208 662 2732
Email: southlondon@shw.co.uk

020 8769 0161

www.hnfproperty.com
info@hnfproperty.com

 @hnfprop

Viewings by prior arrangement - call our team for more information

HNF Property for themselves and for the vendors or lessors of this property whose agents they are give notice that:
1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract.
2) no person in the employment of HNF Property has any authority to make or give any representative warranty whatever in relation to this property.

21st May 2024



specialist advice on all property matters



020 8769 0161

www.hnfproperty.com
info@hnfproperty.com

 @hnfprop

Viewings by prior arrangement - call our team for more information

HNF Property for themselves and for the vendors or lessors of this property whose agents they are give notice that:
1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract.
2) no person in the employment of HNF Property has any authority to make or give any representative warranty whatever in relation to this property.

21st May 2024



specialist advice on all property matters