



TO LET



£420,950.00

London Road, Croydon, CR7

Crown Real Estate is proud to present an exceptional opportunity for investors to acquire a complete freehold building comprising a ground floor retail unit and a self-contained first-floor flat.

Property Overview:

This prominent mixed-use property offers substantial space and excellent development potential. Formerly operating as a newsagent, the ground floor includes:

- A spacious retail unit facing the busy London Road
- A large rear storage room
- An additional rear bathroom
- A separate, expansive room with roller shutters opening to the building

Accessed via internal stairs, the first-floor features:

- Two good-sized bedrooms
- A generous lounge area
- A WC room

Development Potential:

This property offers significant scope for redevelopment, including:

- Potential for a single or double-storey extension to the rear (Subject to planning permission)
- Opportunity to reconfigure or expand for increased rental yield or capital appreciation

This is a rare opportunity to secure a unique freehold investment in a sought-after and high-demand location.

MIXED USE!

AVAILABLE NOW!

Location Highlights:

- Situated on the busy London Road, Croydon, benefiting from high pedestrian footfall
- Croydon University Hospital is just a stone's throw away
- Surrounded by local shops, amenities, and a vibrant community
- Excellent transport links with frequent bus routes serving the area

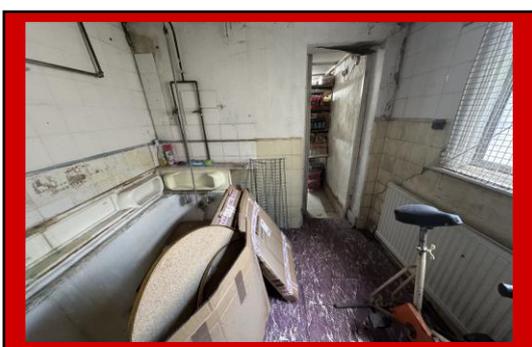
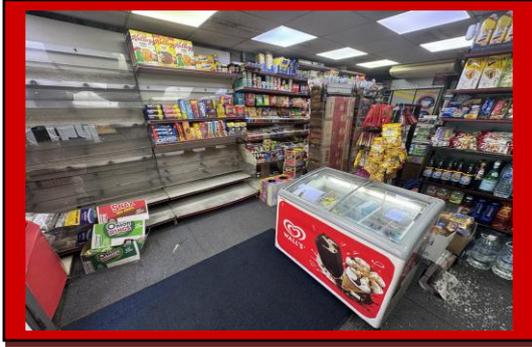
Croydon Branch: Crown Lets 4u Ltd, 292 London Road, Croydon, Surrey, CR0 2TG

Streatham Branch: Crown Lets 4u Ltd, 145 Streatham High Road, London, SW16 6EG

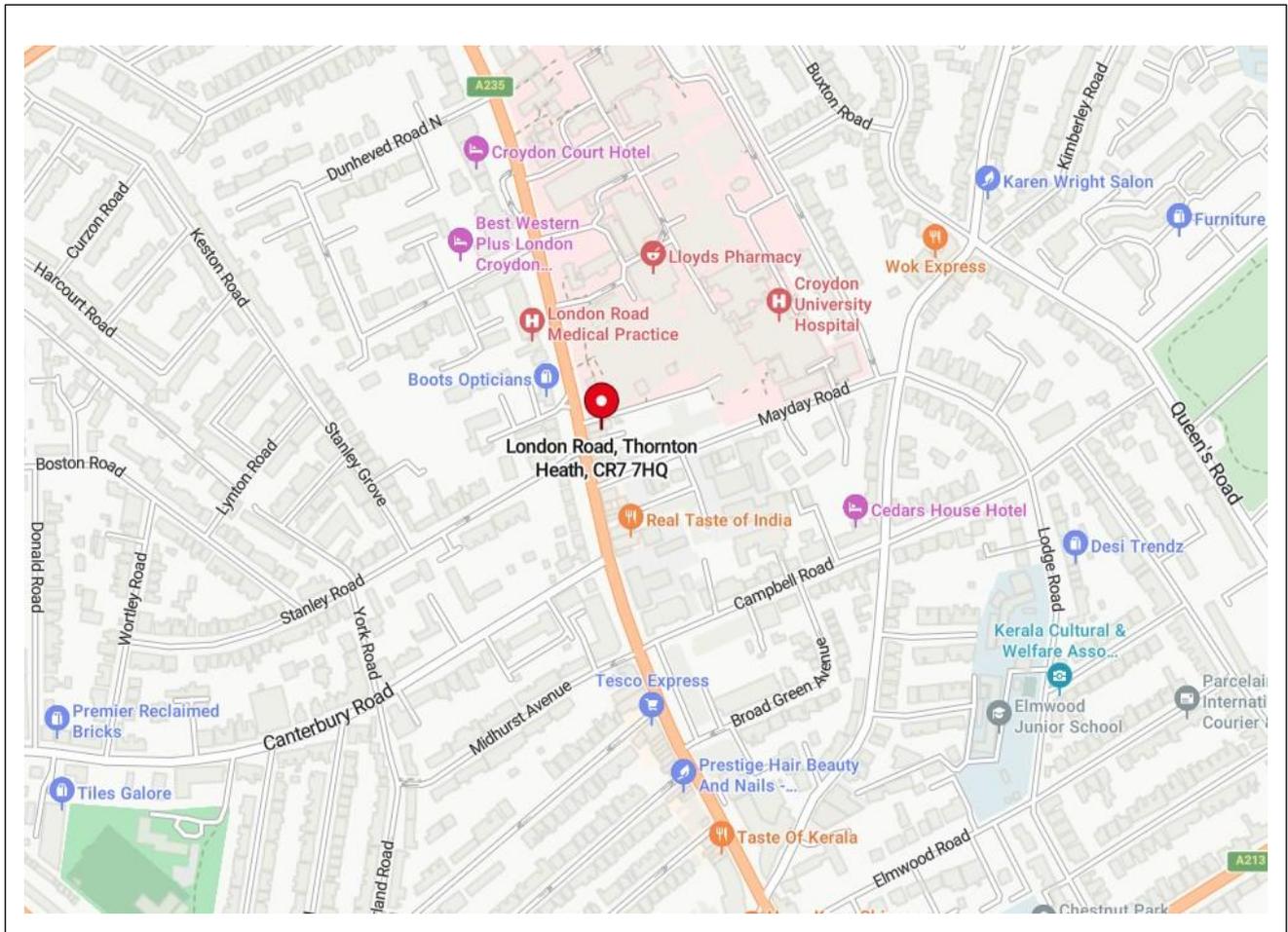
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Company Registration No. 9488977



MAP



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