



FOR SALE

FREEHOLD GROUND FLOOR CLASS E UNIT – 1,359 SQ FT (126.29 SQ M)
223-225 LOWER ADDISCOMBE ROAD, CROYDON CR0 6RB

DESCRIPTION

The property comprises two buildings, with a single Class E unit spanning the entirety of the ground floor, which could be split back into two separate units. The ground floor unit benefits from a rear external yard area. The upper floors provide residential flats that have been sold off on long leases, with approximately 144 years (223a) and 114 years (225a) remaining unexpired. The ground rent payable for Flat No. 225A is £450 per annum.

LOCATION

The property is prominently located on Lower Addiscombe Road.

Addiscombe is a pleasant and well-established suburb, characterised by a predominantly residential environment with a substantial number of dwellings. The area benefits from a diverse mix of independent retailers and notable occupiers such as Sainsbury's Local, Greggs and KFC. Addiscombe Tram Stop is located 50 metres from the property, providing services to Beckenham, Elmers End, East Croydon and Wimbledon. A bus stop also operates directly in front of the property.

ACCOMMODATION (NET INTERNAL AREA)

	SQ FT	SQ M
No. 223	592	55.04
No. 225	767	71.24
TOTAL	126.28	1,359



PRICE

We are inviting offers in excess of £250,000 for the freehold interest, with vacant possession of the ground floor and subject to the existing leases.

TITLE

The properties are held under two separate freehold titles - SGL269169 and SY59885.

RATES

The unit is described as Shops and Premises and the current Rateable Value is £25,250.

VAT

We understand that the premises is elected for VAT.

LEGAL COSTS

Each party to be responsible for their own legal costs.

EPC

The property has an EPC rating B.



VIEWINGS – 020 8662 2700

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