



INVESTMENT FOR SALE

89 Lower Addiscombe Road, Croydon, CR0
6PT

FOR SALE

Approx 1,450 sqft (134.68 sqm)

DESCRIPTION

Opportunity to purchase a freehold investment in a prominent position on the busy Lower Addiscombe Road. The ground floor is occupied and used as a restaurant benefitting from a large seating area over ground floor and basement, plus a good-sized kitchen leading to a rear storeroom, yard area, and rear access to Warren Road. The flats above are sold off on long leases.

Ground Floor	965 sqft	89.58 sqm
Basement	485 sqft	45.10 sqm
TOTAL	1,450 sqft	134.68 sqm

COMMERCIAL LEASE

Ground floor and basement let to the restaurant Les Calices, on a 20 year lease beginning 1st December 2017 and expiring 31st November 2037. There are 5 yearly rent reviews and the current rent is £20,000 per annum exclusive.

FLAT LEASES

1st floor flat is sold off on a long lease and has reversionary potential with 64 years unexpired. Ground Rent of £250 is payable per annum.

2nd floor flat is sold off on a long lease with 190 years unexpired. Ground rent of a peppercorn is payable per annum.

PRICE

Offers invited in the region of £300,000.

LOCATION

Well positioned on Lower Addiscombe Road, close to the junction with Leslie Park Road. The property forms part of a small prominent parade providing a variety of amenities. East Croydon Station is less than 15 minutes walk away and the property is well served by local bus routes. Addiscombe is the nearest Tram stop with the network connecting Croydon with Bromley, Merton & Sutton.

RATES

Rateable value: £15,000. Rates payable at 49.9p in the £ (2024/25).

EPC

D-94

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by appointment via sole agents Huggins Stuart Edwards.

CONTACT

Huggins Stuart Edwards – Croydon Office
102- 104 High Street, Croydon, CR9 1TN

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DATE FOLIO NUMBER

June 2024 30247

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

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