

# FREEHOLD SHOP & UPPERS FOR SALE

**City &  
Counties**  
— Commercial —

CROYDON



403 Sydenham Road, Croydon CR0 2EH

Price **£400,000**



Property Type

**COMMERCIAL  
INVESTMENT**



Size

**1,162 SQFT**



Tenure

**FREEHOLD**



Borough

**CROYDON**



Recent Planning

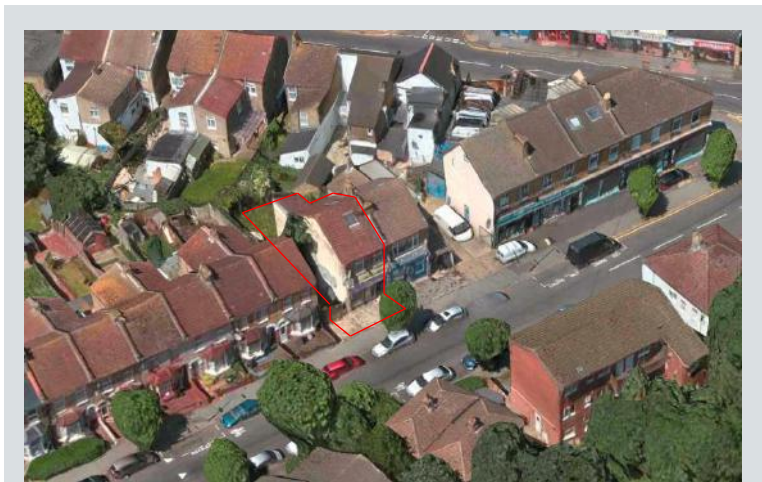
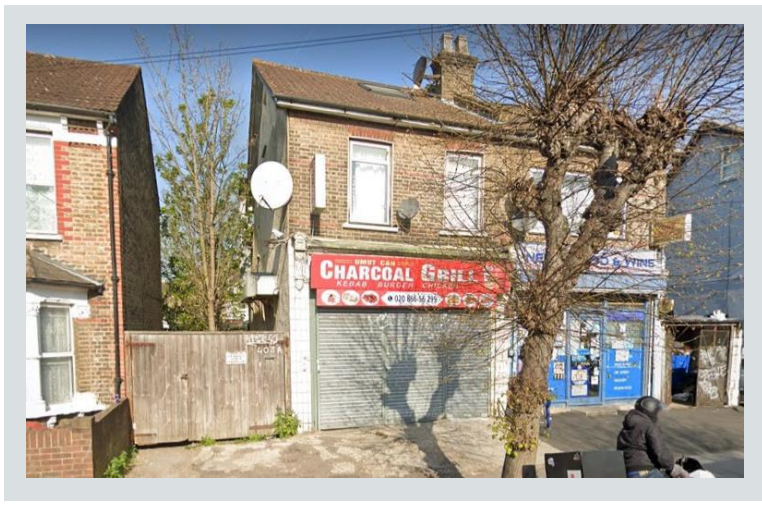
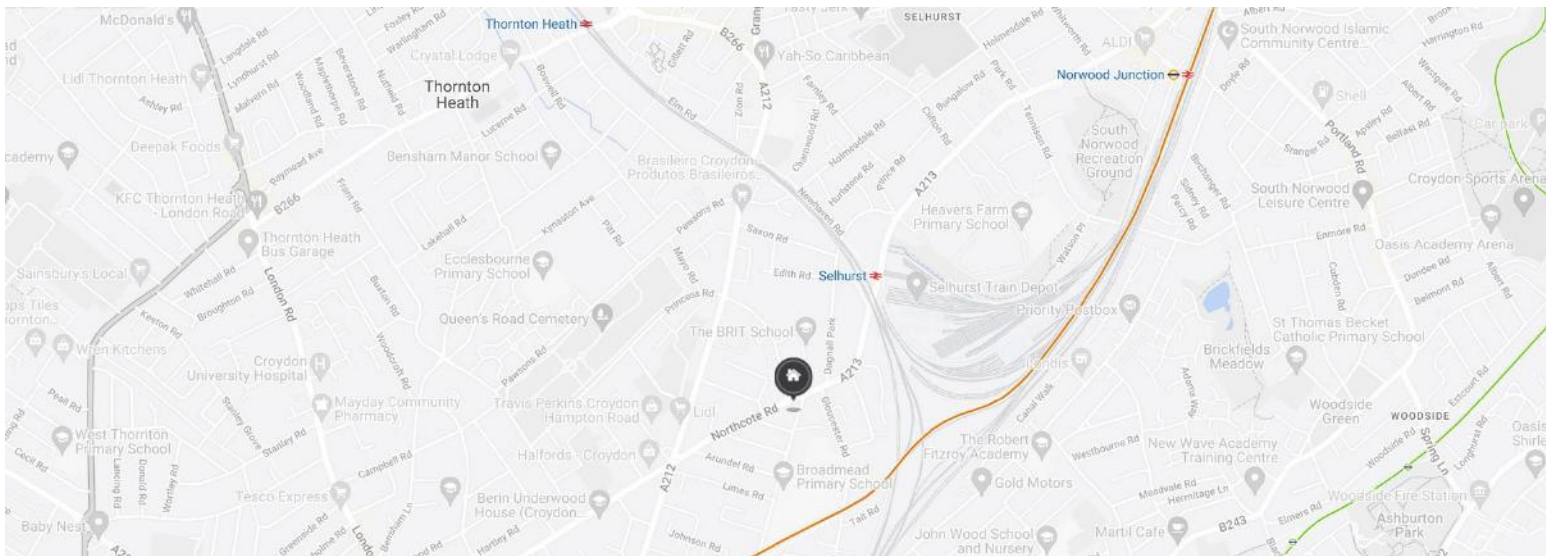
**NO**





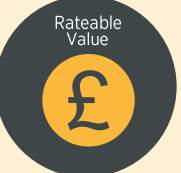



Existing Use

**CLASS E & C3**





 <p>Tenanted</p> <p><b>YES</b></p>	 <p>Local Train Stations</p> <p><b>Selhurst (0.3 miles)</b> <b>Thornton Heath (0.8 miles)</b> <b>West Croydon (0.8 miles)</b></p>	 <p>Local Amenities</p> <p><b>Selhurst Medical Centre (0.1 miles)</b> <b>Selhurst Children Centre (0.1 miles)</b> <b>The Brit School (0.2 miles)</b></p>
 <p>VAT Applicable</p> <p><b>NO</b></p>	 <p>Rateable Value</p> <p><b>N/A</b></p>	 <p>EPC Rating</p> <p><b>N/A</b></p>

**Additional Information**

The property comprises a commercial shop on the ground floor and a two-bedroom flat above.

The ground floor commercial unit is used as a kebab shop with a size of 41sqm. The two-bedroom flat above is set over two floors and has a separate entrance, it measures 67sqm.

The property is located in Selhurst off the main road, with many amenities and transport links nearby.

There is a commercial lease in place at £12,000 per annum for both commercial and flat above, however, it expired in 2019 and was on a rolling base since then.

There is an opportunity to renegotiate the lease and add value.

There also might be some potential to extend the building to the side and at the back subject to planning.

# CONTACT US



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