

13 Affordable Rented one, two & three bedroom apartments
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MAYOR OF LONDON

HOMES FOR LONGGERS

Building genuinely affordable homes in Croydon

FOR SALE /
TO LET

PROMINENT RETAIL UNIT – 913 SQ FT (84.82 SQ M)
UNIT B, 443A BRIGHTON ROAD, SOUTH CROYDON CR2 6EU

LOCATION

The property is prominently located on the busy A235 Brighton Road in South Croydon.

The property is approximately 1.9 miles South of Croydon Town Centre and 0.8 miles North of Purley Town Centre. The A23 lies 1.1 miles to the south which connects to Junction 7 of the M25 motorway (7 miles).

Purley Oaks Station is approximately 200 metres to the south east and provides regular train services to London Bridge (22 minutes) and London Victoria (32 minutes) via East Croydon.

The property lies within the administrative area of the London Borough of Croydon.

DESCRIPTION

The property comprises a ground floor retail unit, extending to approximately 913 sq ft (84.82 sq m).

The unit forms part of a mixed-use development comprising 79 residential apartments.

The property is to be offered shell and core.

AMENITIES / OPPORTUNITY

- Prominent frontage
- 913 sq ft of ground floor space
- Offered shell and core
- Three-phase electricity
- Use Class E

TENURE

A full repairing and insuring lease is available on terms to be agreed.

PRICE

To Let: **£20,000 per annum exclusive**

For Sale: **Offers in the region of £200,000**

RATES

We advise parties to undertake their own enquiries with the VOA.

VAT

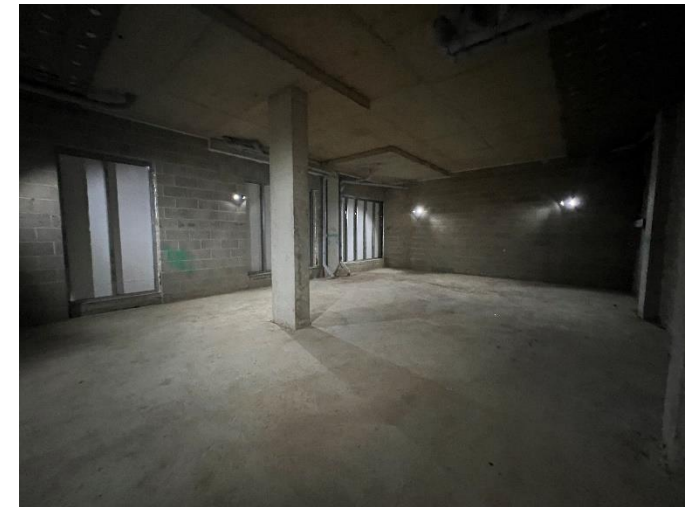
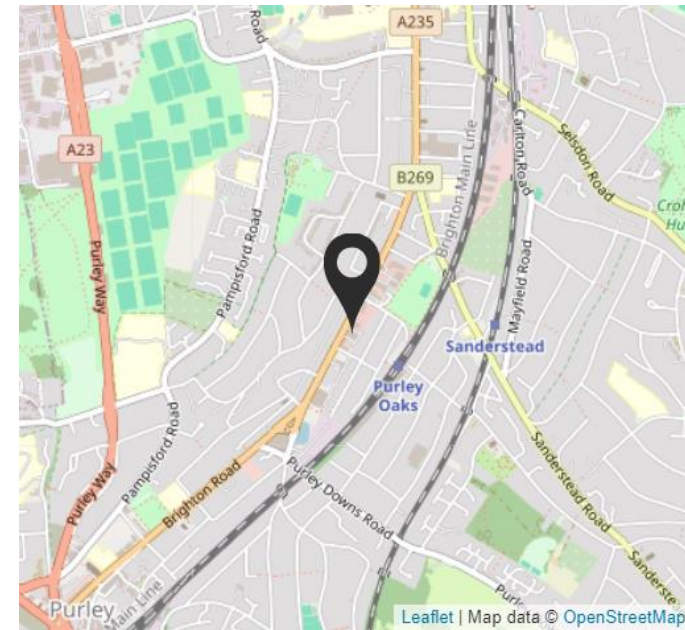
VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

The unit has an EPC rating of A



VIEWINGS

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@SHWProperty

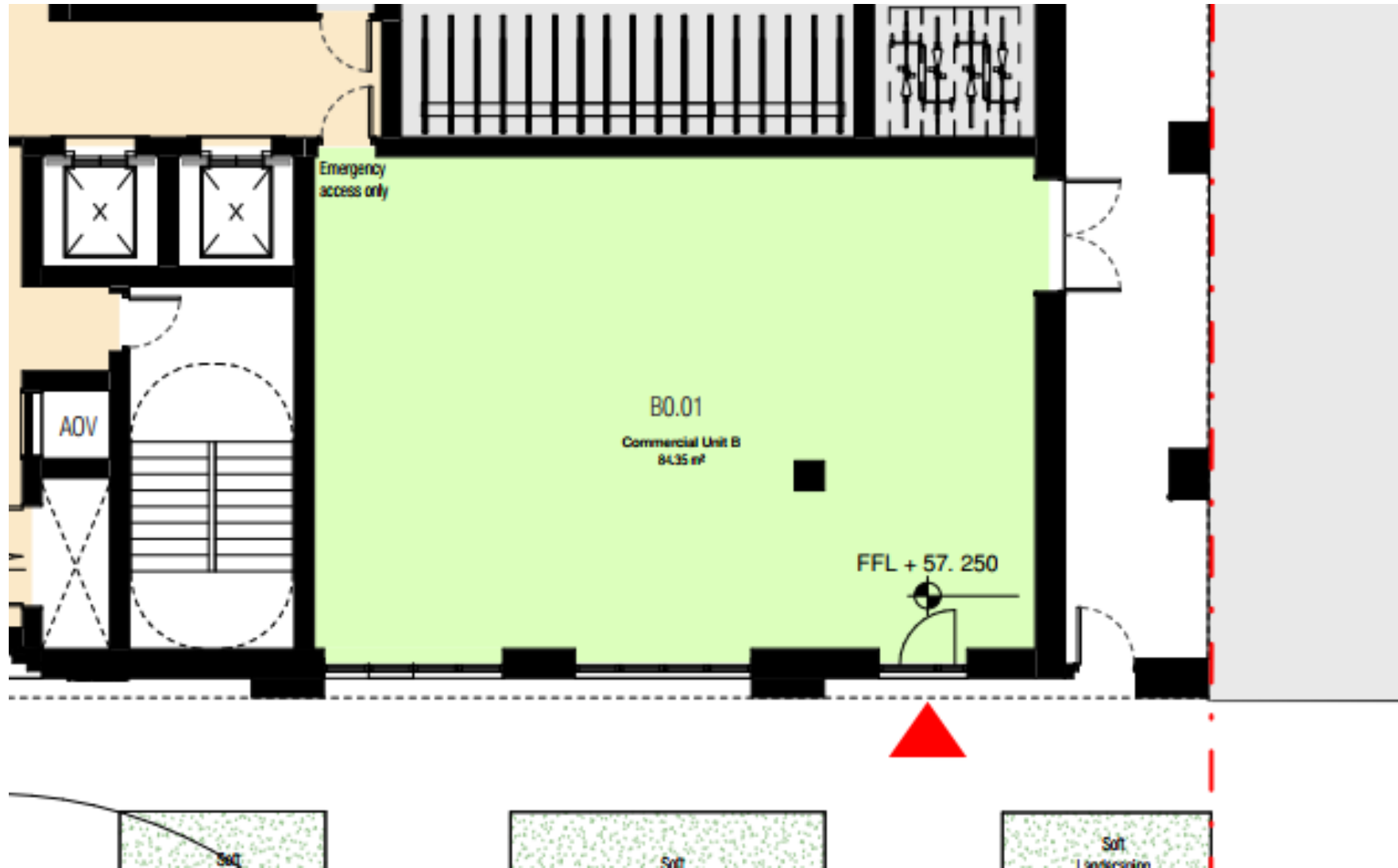


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