

39 Laud Street
Croydon
Surrey,
CR0 1SX

FOR SALE

FREEHOLD PUBLIC
HOUSE INVESTMENT

Offers in excess of
£700,000

Located on the corner of Laud
Street and Wandle Road,
Croydon south of the A232.

East Croydon railway station
which provides links to London
Victoria and Gatwick Airport is
approx. 0.7 miles from the
premises.



Paul Simon Seaton
Commercial & Investment

www.psscommercial.com

Magic House, 5-11 Green Lanes, Palmers Green, London, N13 4TN

0208 800 4321

info@psscommercial.com

Description

Public house situated on a good size plot with a total usable floor area of 2,551 sq. ft. and fully let on the following salient terms:

- £35,000 per annum
- 5-year term ending 2024
- RPI increase annually, outside the Landlord & Tenant Act 1954
- Rent paid quarterly

The property allows for future development potential subject to the usual consents.

The property is also available by vacant possession.

Price

Offers in excess of £700,000

Tenure

Freehold - subject to current lease

EPC

Rating C 68
Available upon request

VAT

Under the Finance Acts 1989 and 1997 VAT may be levied on the purchase price. We recommend that the prospective buyers establish the VAT implications before entering into any agreement.

Viewing

Via the owners agents PSS Commercial.

PSS kindly asks that all attendees must wear a mask at appointments and follow social distancing rules.

Do not book an appointment if you or someone you have been in contact with is displaying possible Coronavirus (Covid-19) symptoms.

N.B. Paul Simon Seaton have been provided with these particulars by the client and accept no responsibility for errors, nor can any claim be entertained for any inconvenience, expense or other costs, caused by any reason of the withdrawal of the particulars of the property from the market. Floor area stated within these particulars are approximate and unless otherwise stated, all prices both for Freehold and rental costs and premiums are exclusive of VAT. Prospective purchasers or tenants are strongly advised to seek professional advice from a professional qualified surveyor and solicitors and to make their own enquiries, as to whether the property is suitable for the use that they require it and the apparatus, fixtures and fittings included in the contract are both working and fit for purpose.



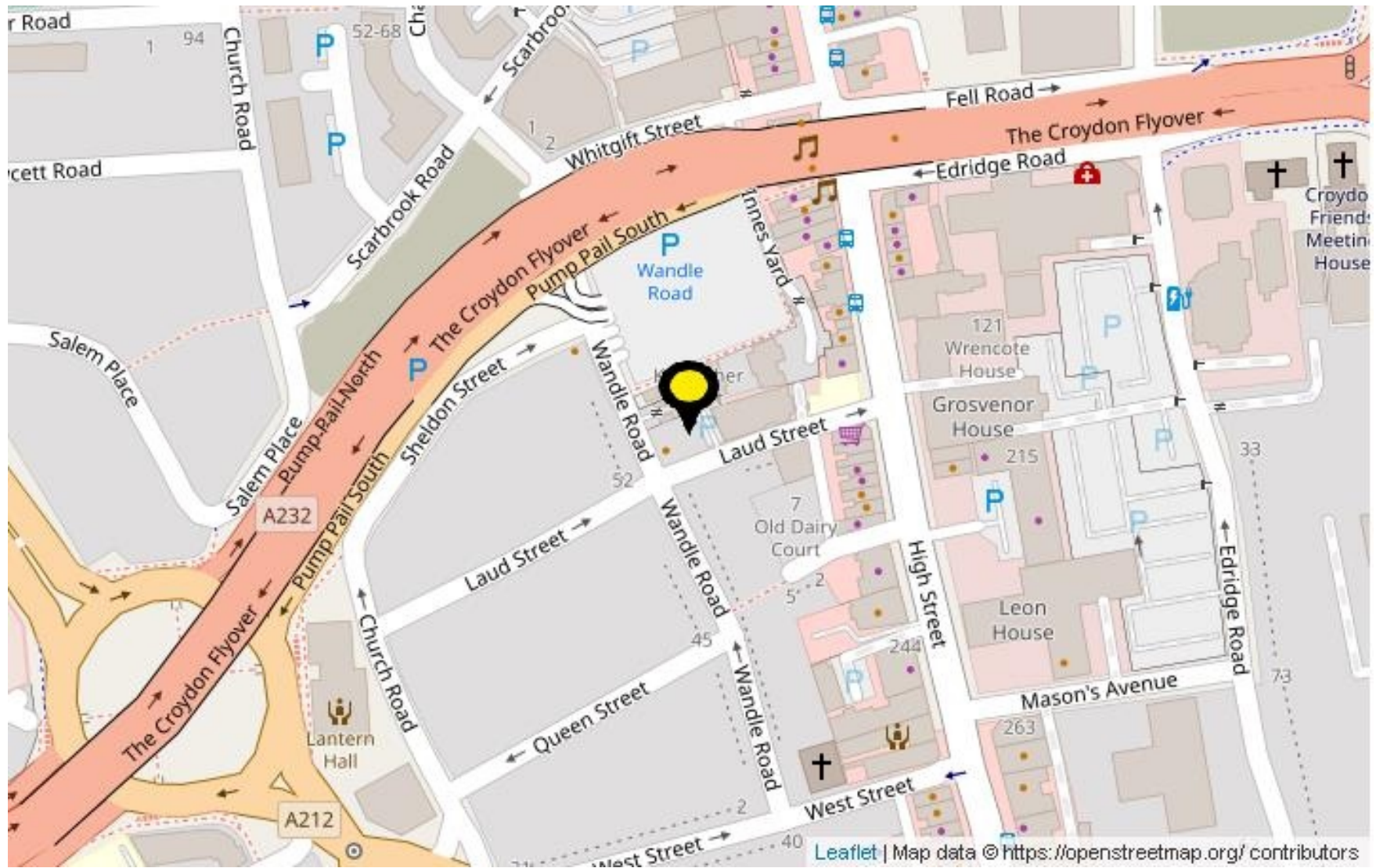
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