



## 322 Stafford Road, Croydon, CR0 4NH

### Guide Price £800,000



Freehold Mixed-Use Investment – 322 Stafford Road, Wallington, Croydon, CR0 4NH

Guide Price: £800,000 – £850,000

An exceptional opportunity to acquire a fully let freehold mixed-use investment producing a strong rental income of £64,000 per annum. Positioned prominently on Stafford Road, this asset combines income-generating commercial units with well-maintained residential accommodation above.

#### Property Summary:

- Freehold mixed-use investment opportunity in the heart of Wallington, Croydon
- Generating £64,000 per annum across four fully let units
- Two ground floor commercial shops – café and takeaway, both with long-standing tenants
- Two self-contained 2-bedroom flats above, let on assured shorthold tenancies (ASTs)
- Prime location on Stafford Road, close to local shops, amenities, and town centre
- Attractive yield with potential for future growth
- Guide Price: £800,000 – £850,000
- Well-maintained property with independent access to each unit

