



- Freehold Building
- Currently utilised as two businesses
- One is generating £35,000 per annum
- The other unit is a large

Lower Addiscombe Road, Croydon, CR0 7AE

Golden opportunity! Bensons are the sole selling agents of this large freehold building which is two separate commercial premises. One unit is currently let producing £35,000 rental income per annum and the other is a supermarket with approximate takings of £30,000 per week which the incoming purchaser could take over or let! The building has upper apartments currently, however we feel that an incoming purchaser could apply for permission to build further apartments by way of adding a further floor thus generating more income! This is subject to planning being obtained by an incoming purchaser and the seller is happy to assist in this regard.

Offers In Region Of £2,900,000



Property Description

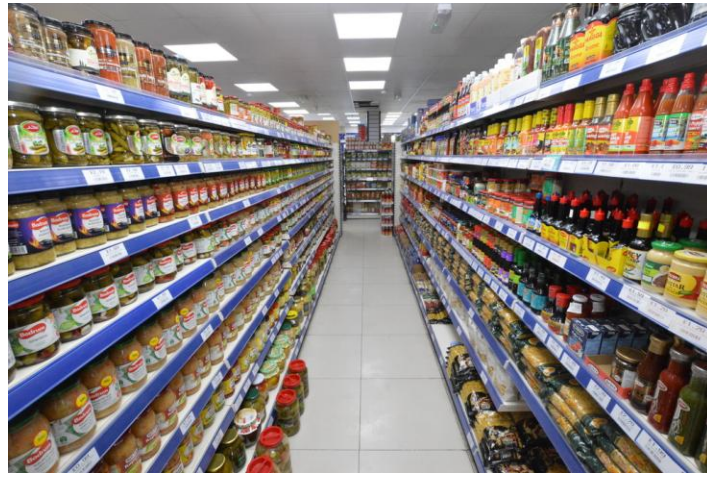
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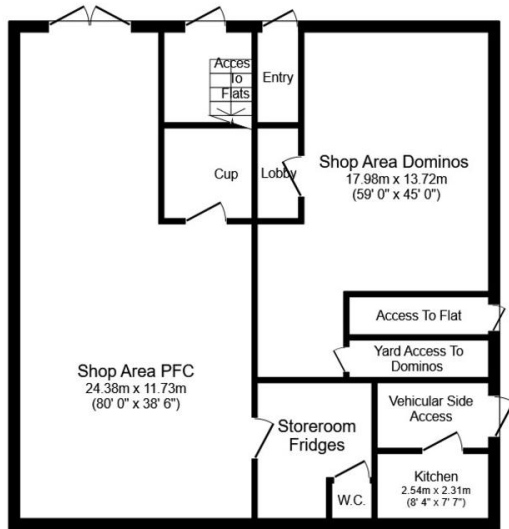
One unit is currently let producing £35,000 rental income per annum and the other is a supermarket with approximate takings of £30,000 per week which the incoming purchaser could take over or let!

The building has upper apartments currently, however we feel that an incoming purchaser could possibly apply for permission to build further apartments by way of adding a further floor thus generating more income! There is income from the existing flats by way of ground rent by way of freehold. However they are independently owned.

This is subject to planning being obtained by an incoming purchaser and the seller is happy to grant a time period to explore various options to add value. (no guarantees can be given)







Floor Plan

Total floor area 82.5 sq.m. (888 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements