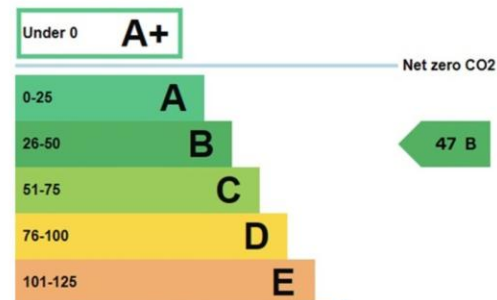




## Energy rating and score

This property's energy rating is B.



## South End, Croydon, CR0 1BF

FREEHOLD COMMERCIAL BUILDING FOR SALE WITH LARGE UPPER SPLIT LEVEL FLAT WITH POSSIBLE POTENTIAL TO CONVERT UPPER TO TWO FLATS STPPC BEING OBTAINED BY PURCHASER. Benson and Partners are proud to offer this freehold mix use commercial building situated on South End, CR0. The building is currently trading as a Launderette but can be sold with vacant possession upon completion. Gross Total Area: 1,581 SQ/FT Approx. EPC Rating B. Tax Band C.

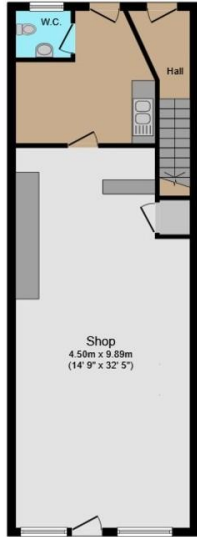
**Offers In Region Of £625,000**

- Freehold mix use
- Gross Total Area: 1,581 SQ/FT Approx.
- Near Central Croydon
- On busy high street

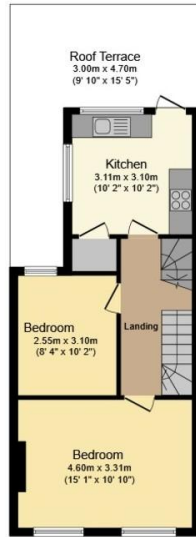
## Property Description

FREEHOLD COMMERCIAL BUILDING FOR SALE WITH LARGE UPPER SPLIT LEVEL FLAT WITH POSSIBLE POTENTIAL TO CONVERT UPPER TO TWO FLATS STPPC BEING OBTAINED BY PURCHASER. Benson and Partners are proud to offer this freehold mix use commercial building situated on South End, CR0. The building is currently trading as a Launderette but can be sold with vacant possession upon completion. Gross Total Area: 1,581 SQ/FT Approx. EPC Rating B. Tax Band C.

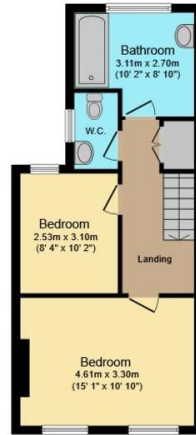




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 144.4 sq.m. (1,554 sq.ft.) approx

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

%epcGraph\_c\_1\_334%

49 Lower Addiscombe Road,  
Croydon, Surrey, CR0 6PQ

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[eastcroydon@bensonpartners.co.uk](mailto:eastcroydon@bensonpartners.co.uk)

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