



279 Brighton Road, South Croydon, CR2 6EQ

2,742 ft² approx. of ground floor retail space with cold stores and provision for parking at the front in a highly visible and prominent location.

020 8681 2000

info@hnfproperty.com



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£70,000 Per Annum Exclusive

LOCATION: -The property is situated fronting Brighton Road (A235) on the junction of Brighton Road and Sanderstead Road (B269). The property is on a highly position with Brighton Road being a bus route and connecting road from Croydon to Purley. The property is a stone's throw from both Purley Oaks train station and Sanderstead station. The surrounding area is a densely populated residential catchment that the unit is able to service.

DESCRIPTION: - The property is a ground floor Class E unit forming part of a locally listed wider building. The property was previously used as a super-market and is currently partitioned to provide a sales area, offices and cold stores. The property is considered suitable for a variety of leisure/ retail uses. There is provision for parking at the front of the property promoting quick-stop trade. The property is highly visible to passing pedestrian and vehicular traffic.

ACCOMMODATION: -
Net internal area 254.70m² (2742ft²)

USE/PLANNING: - We understand that the property currently falls within Class E of the Town and Country Planning (Use Classes) Order and is considered suitable for a variety of uses.

TENURE: - The property is to be offered by way of a new lease, the length of which is to be negotiated.

RENT: - An initial rent of £70,000 (seventy thousand pounds) per annum exclusive is sought.

BUSINESS RATES: - The property has a ratable value of £66.500 per annum. Interested parties should contact the local authority to confirm the rates PAYABLE.

www.tax.service.gov.uk/business-rates-find/search

EPC RATING: - The property has an EPC rating of C.

VAT: - We are advised by the landlord that the property is elected to VAT and VAT will therefore be chargeable on all rents and other outgoings.

VIEWINGS: -Viewings by prior arrangement – please contact:

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Viewings by prior arrangement - call our team for more information

HNF Property for themselves and for the vendors or lessors of this property whose agents they are give notice that:
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21st May 2024



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