



295 High Street, Croydon, CR0 1QL

Investment for sale at 10% gross yield at asking price.

020 8681 2000

info@hnfproperty.com



specialist advice on all property matters

295 High Street, Croydon, CR0 1QL

Asking Price: £130,000

LOCATION: - The property is situated fronting the High Street, a bus route and through road from Central Croydon leading onto the A235 Brighton Road into Purley. The location benefits from heavy vehicular traffic and moderate pedestrian foot-flow. Traffic lights in front of the parade increases visibility to the premises. Across the road there are temporary parking bays promoting quick-stop trade. The property is 0.5 miles from South Croydon mainline station and 0.8 miles to East Croydon mainline station.

DESCRIPTION: - The property comprises a mid-terrace ground floor lock-up shop currently occupied by A&A Alteration Tailors. The property has an aluminum shop front and a visible frontage. Investment for sale at 10% gross yield at asking price.

ACCOMMODATION: -

Gross frontage 4.6m (15ft) approx.
Internal width 4.6m (15ft) reducing to 2.4m (8ft) approx.
Shop depth 10.468m (34ft) approx.
Sales area 36.368m² (394ft²) approx.
WC

USE/PLANNING: - The property is believed to fall within Class E of the current Town and Country Planning (Use Classes) Order and is occupied by a tailor.

TENURE: - The property is to be offered on a long leasehold basis of 125 years from 24 June 1990 (91 years approx. remaining) and is subject to the existing commercial lease. There is a £25 ground rent. We understand from the seller that a 12 year lease was granted on the 14th September 2011 therefore the tenant is currently holding over, and the passing rent is £13,000 (thirteen thousand pounds) per annum.

PRICE: - The price of £130,000 (one hundred and thirty-five thousand pounds) is sought for our client's long leasehold interest subject to the existing tenancy.

BUSINESS RATES: - The property has a ratable value of £11,250. 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 81 within Band B.

VAT: - We understand from the vendor that the property is not elected to VAT.

VIEWINGS: -Viewings by prior arrangement – please telephone 0208 681 2000.

020 8769 0161

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HNF Property for themselves and for the vendors or lessors of this property whose agents they are give notice that:
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9th February 2023



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