

150A ADDINGTON ROAD

SELSDON, LONDON, CR2 8LB

FREEHOLD

FORMER RETAIL UNIT WITH
RESIDENTIAL ACCOMMODATION ABOVE
FOR SALE



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- **Freehold**
- **Busy location**
- **Prominent location on Selsdon's main High Street**
- **Attractive two story former bank with residential accommodation above**
- **Site extends to circa 0.052 acres**
- **Situated upon Addington Road, which contains a mixture of retail and residential and is a short distance from Croydon town centre**
- **GIA - 194 sq m (2,088 sq ft)**
- **Offers in excess of £400,000 plus VAT if applicable are invited for the freehold interest**
- **[Google Street View](#)**

LOCATION

Selsdon is a suburban area in the London Borough of Croydon. Known for its residential character, it offers a mix of green spaces and local amenities. Selsdon is situated approximately 12 miles south of central London and 3 miles south-east of Croydon. It is well connected by public transport, with a regular bus service to East Croydon Train Station, which in turn provides quick transport to London, Gatwick Airport and the surrounding region. It also is easily accessible by car, being situated just off the A22 and M25.

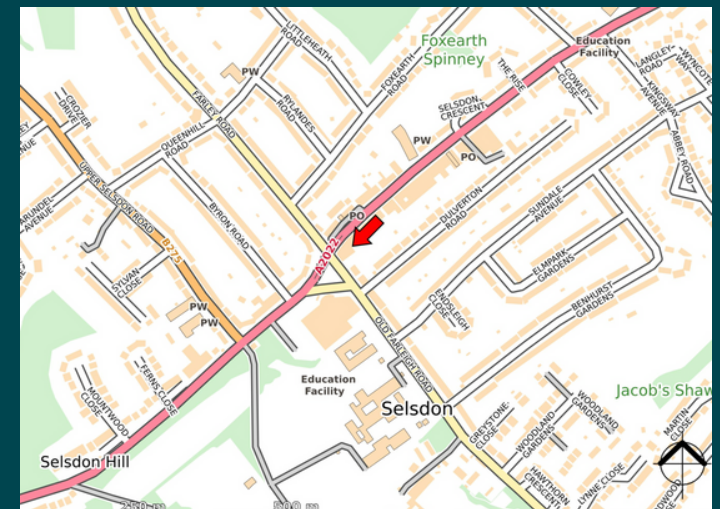
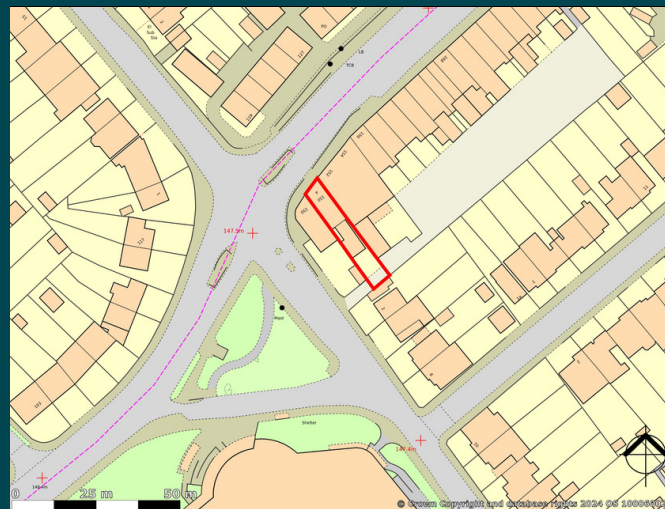
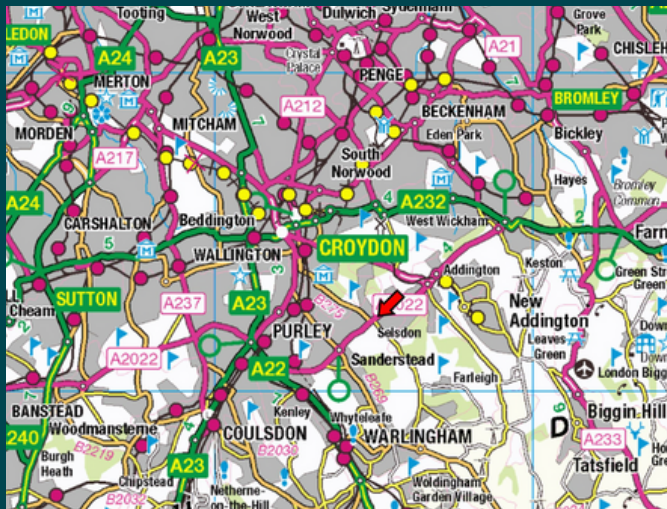
The Property occupies a prominent roadside position upon Addington Road (A2022), near the junction between Farley Road and Old Farleigh Road. Surrounding occupiers comprise a mix of independent retail and well known occupiers, including Costa, KFC, Iceland and Sainsbury's.

DESCRIPTION & ACCOMMODATION

The property is a two storey brick building with a single frontage on the main retail parade in Selsdon. At the rear of the building there is parking / loading bay as well at the entrance for the first floor residential accommodation. The two floors present well with the residential accommodation above providing a good opportunity to capitalise on rental growth in the area.

Ground Floor: Glass fronted former bank with client meeting rooms, storage and staff quarters that include a kitchen and WC. There is parking to the rear with space for 2 cars.

First floor: Residential accommodation comprising 2 bedrooms, an open plan kitchen and living area, WC and separate washroom. The accommodation is accessed via a staircase to the rear of the property.



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VIEWINGS & TERMS

No formal viewings will be permitted unless arranged through the joint selling agents Savills and CBRE.

Offers in excess of £400,000, plus VAT if applicable, are invited for the benefit of our clients freehold interest.



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