

STAPLETON LONG

Estate Agents & Chartered Surveyors

EST 1907



North End, Croydon, CR0 1UD

Fantastic 1,686 sq ft Freehold Building

Fully Let

Prime Location

£1,350,000 Freehold

TO VIEW THIS PROPERTY CALL: 020 8670 9111

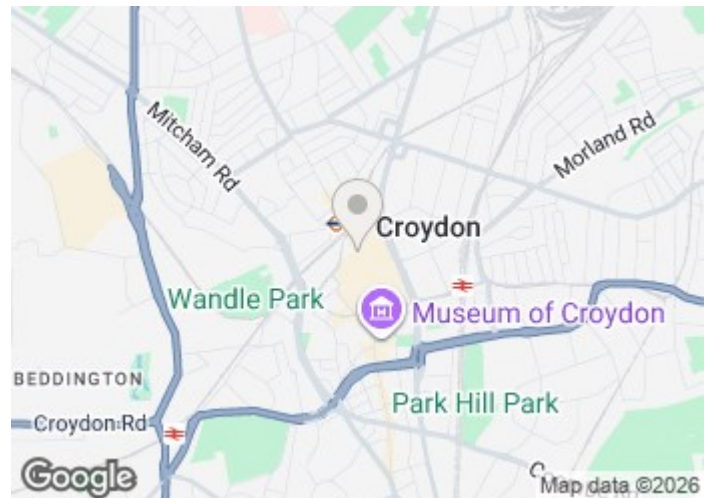
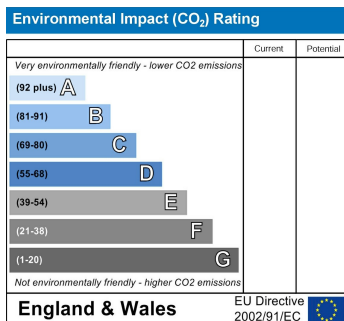
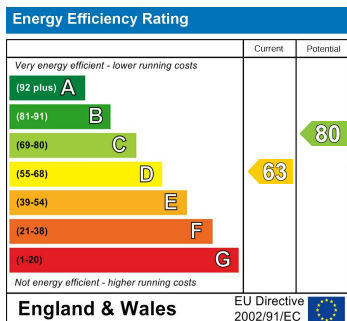
Email: norwood.sales@stapletonlong.co.uk

www.stapletonlong.co.uk

This fantastic opportunity to purchase this freehold building comprising of a Ground Floor Shop currently let for 10 years from 8 April 2021 on the equivalent of full repairing and insuring terms at £55,000 pa.

The Upper Parts are let on ASTs as follows:

102A (First Floor) with a current rental of £1,283 pcm, being £15,396 pa

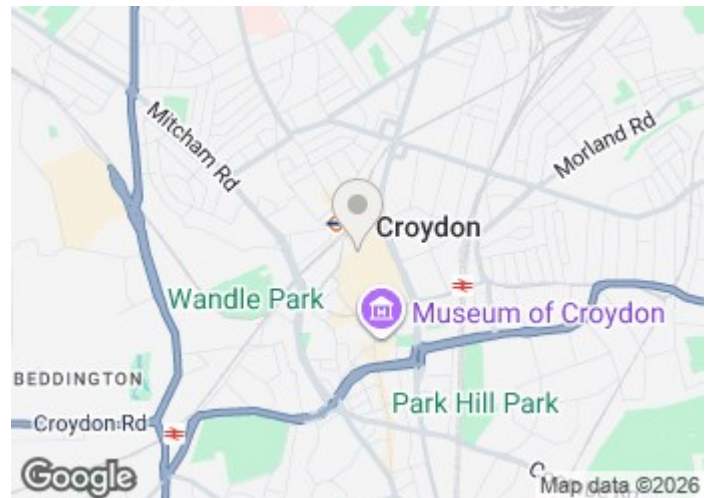
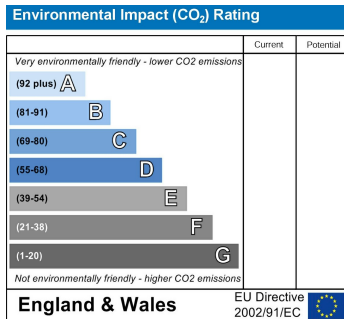
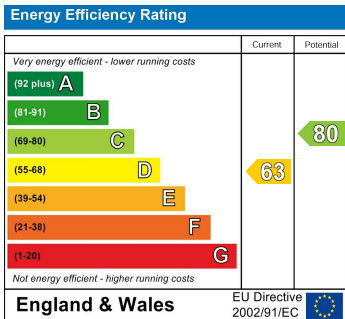


Please Note: All dimensions are approximate and are quoted for guidance only. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We have been advised by the vendor of the freehold/leasehold status of the property and you should have this, together with any other information provided concerning the tenure of the property, checked by your solicitor. The position regarding fixtures and fittings and, where the property has been extended/converted, the position regarding planning approval and building regulation compliance, should also be checked by your solicitor. These particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interest parties must themselves verify their accuracy.

102B (Second Floor) with a current rent at £1,000 pcm being £12,000 pa,

102C (Third & Fourth Floors) with a current rent of £1,350 pcm being £16,200 Current

Total Rent: £98,596 pa subject to reviews.

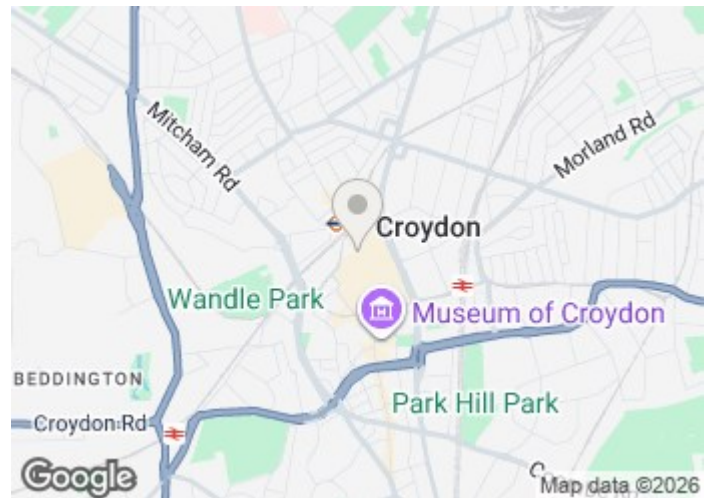
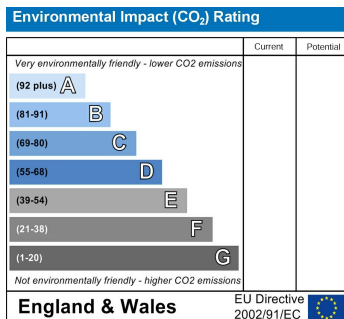
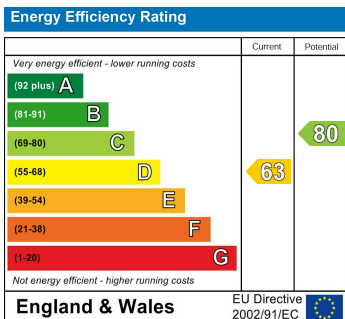


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This property is registered for VAT

Viewings highly recommended,

Joint selling agents with Malcolm Martin Chartered Valuation Surveyor



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