

# STAPLETON LONG

Estate Agents & Chartered Surveyors

EST 1907



**Selsdon Road, South Croydon, CR2 6PG**

**Commercial Unit**

**Three Large Bays To The Rear**

**Refurbished**

**Prime Location**

**£2,710**

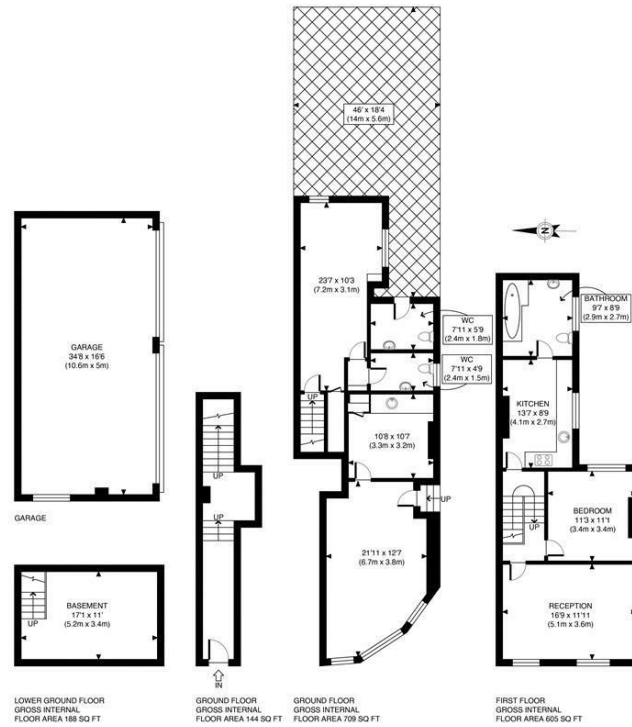
**TO VIEW THIS PROPERTY CALL: 020 8670 9111**

Email: [norwood.sales@stapletonlong.co.uk](mailto:norwood.sales@stapletonlong.co.uk)

[www.stapletonlong.co.uk](http://www.stapletonlong.co.uk)

This fantastic opportunity to let this amazing ground floor shop unit ready for immediate occupation, comprising of shop/office unit, kitchen, customer toilets, basement and three large fitting bays to the rear. Refurbished to a high standard and located in prime location.

The unit is currently fully fitted for a motor trade operation, with equipment such as ramps, AC machine, compressor, wheel balancer and tyre machinery already in place. Some of this equipment could potentially be



APPROX. GROSS INTERNAL FLOOR AREA WITH GARAGE 2018 SQ FT / 206 SQM  
 APPROX. GROSS INTERNAL FLOOR AREA WITHOUT GARAGE 1648 SQ FT / 153 SQM  
 Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Selsdon Road  
 1100004  
 photoplan

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		64	72
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

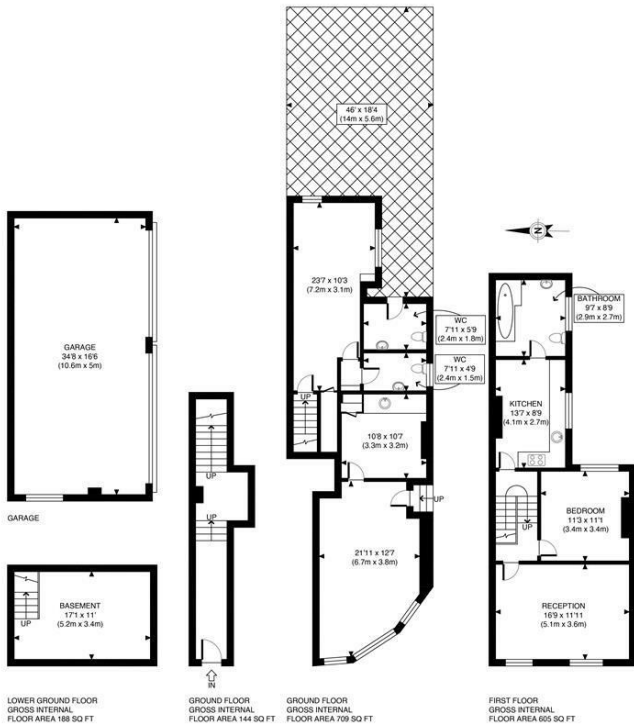


Please Note: All dimensions are approximate and are quoted for guidance only. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We have been advised by the vendor of the freehold/leasehold status of the property and you should have 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.

acquired separately by an incoming tenant, subject to agreement.

Terms to be agreed.

View now to avoid disappointment



APPROX. GROSS INTERNAL FLOOR AREA WITH GARAGE 2118 SQ FT / 206 SQM  
 APPROX. GROSS INTERNAL FLOOR AREA WITHOUT GARAGE 1648 SQ FT / 153 SQM  
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Selsdon Road  
 120224  
 photoplan

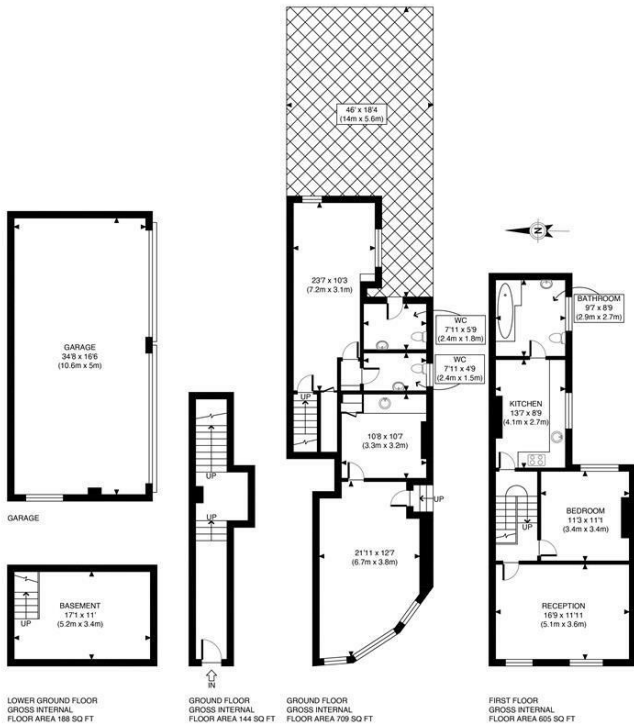
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(69-80) <b>C</b>			
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(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	64	72

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
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(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



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Croydon Council  
 Current rateable value (1 April 2023 to present)  
 £15,000



APPROX. GROSS INTERNAL FLOOR AREA WITH GARAGE 2118 SQ FT / 206 SQM  
 APPROX. GROSS INTERNAL FLOOR AREA WITHOUT GARAGE 1646 SQ FT / 151 SQM  
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Selsdon Road  
 120224  
 photoplan

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