



18 Central Parade, New Addington, CR0 0JB

Mixed use freehold building FOR SALE



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specialist advice on all property matters

18 Central Parade, New Addington, CR0 0JB

£475,000 Freehold

LOCATION: - Central Parade, New Addington is the main retail hub for the area and is formed in a crescent shaped parade with approximately 40 shops occupied by local and national retailers. The whole parade is popular with the community and has a tram link directly into East Croydon station. There is a popular market two days a week based in the car park to the front of parade.

DESCRIPTION: - The property is being offered on a freehold basis which will include the shop (vacant), two bedroom split level flat (tenanted) and a secure yard at the rear. The shop comprises a floor to ceiling glass frontage with central entrance door, electronic security roller shutters and there is a retail area of 584ft² with a further area of 283ft² which includes kitchenette and male and female WCs. To the rear of the shop is a door leading to a rear secure yard which can be accessed via a service road running along the back of the parade. The two bedroom flat is arranged over two floors and is currently tenanted producing £1,000pcm income

ACCOMMODATION:

SHOP:

Net frontage	4.6m	(15ft)
Overall shop depth	19.1m	(62ft)
Retail area	54.3 ²	(584ft ²)
Additional area	26.3m ²	(283ft ²)

Including a kitchenette, male and female wc's

USE/PLANNING: - We understand the shop currently falls within Class A1 (Retail) of the current Town and Country (Use Classes) Order, and would suit a multitude of retail related trades.

TENURE: - The property is offered on a mixed use freehold basis to include the vacant shop, the two bedroom split level flat and secured yard. The purchaser will have the benefit of buying the whole freehold title.

The shop is currently under offer with terms agreed at £18,500pa on a new 20 year lease.

The flat is let on an AST holding over at a rental of £1,000pcm

PRICE: - Offers in the region of £475,000 is sought for this valuable freehold interest, subject to contract.

BUSINESS RATES: - The property has a ratable value of £16,500. Interested parties should contact the local authority to confirm the rates PAYABLE.
www.tax.service.gov.uk/business-rates-find/search

EPC RATING: - The following Energy Performance Certificates are registered

Shop 71	(Band C)
Flat 71	(Band C)

VAT: - All rental and capital figures quoted within these details are exclusive of V.A.T. unless otherwise stated.

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

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