



312 & 312a London Road, Croydon, CR0 2TJ

Shop with basement, yard & upper part with vacant possession for sale
020 8681 2000 | info@hnfproperty.com



specialist advice on all property matters

312 & 312a London Road, Croydon, CR0 2TJ

£400,000 OIRO

LOCATION: -

The property fronts London Road in the Broad Green area of Croydon. London Road forms part of the A23 commuter route and the property is highly visible to passing traffic. The surrounding area is a densely populated catchment, which the unit is able to service. The property shares its location with a variety of independent and specialist traders and fronts a busy bus route.

DESCRIPTION: -

The property comprises a four storey building comprising a ground floor lock-up shop, storage basement, rear room and small yard as well as an self contained two bedroom apartment spread across three floors. The commercial element has electric security shutters across the frontage, a modern aluminum shopfront and internal WC. The ground floor has been refurbished recently. The property has part suspended ceilings, staff and kitchen area to the rear and a WC. The property also benefits a full height basement. The upper part needs modernization throughout and has gas central heating and double glazing.

ACCOMMODATION:

312 London Road

Ground floor lock up shop	39.71m ² (427ft ²) approx.
Basement	30.7m ² (330ft ²) approx.
Yard	23.6m ² (254ft ²) approx.

312a London Road

Reception Room	12.262m ² (132ft ²) approx.
Kitchen	6.110m ² (6ft ²) approx.
Bedroom 1	12.345m ² (133ft ²) approx.
Bedroom 2	12.039m ² (129ft ²) approx.
Entrance Lobby	
Bathroom	

USE/PLANNING: - We understand the property currently falls within Class E of the current Town & Country Planning Use Classes Order and was previously used as a hairdresser. The property is suitable for a variety of uses within Class E.

TENURE: - The property is offered on a freehold basis with vacant possession.

Price: - Offers in the Region Of £400,000 are sought.

BUSINESS RATES: - The property has a ratable value of £7,600. Interested parties should contact the local authority to confirm the rates PAYABLE. www.tax.service.gov.uk/business-rates-find/search

EPC RATING:

312 London Road	54 (Band C)
312a London Road	66 (Band D)

VAT: - We understand that VAT is not applicable

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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16th August 2022



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