



# 20C Selsdon Road, Croydon, CR2 6PA

A well positioned retail shop to let

020 8681 2000

info@hnfproperty.com



specialist advice on all property matters

# 20C Selsdon Road, Croydon, CR2 6PA

## £13,000 Per Annum Exclusive

**LOCATION:** - The property is situated fronting Selsdon Road, close to South Croydon station, and located just off Brighton Road. Selsdon Road has a good amount of short-term parking available on a pay and display basis inviting quick stop trade and is on a bus route which increases pedestrian foot-flow. The surrounding area is a densely populated residential catchment which the previous business serviced for many years. Selsdon Road is somewhat of a cut-through which enhances the property's visibility.

**DESCRIPTION:** - The property comprises a ground floor lock-up shop fronted premises suitable for a variety of trades. The property has an aluminum shop front, CCTV system (not tested) and alarm system (not tested), shutters and false ceilings. There is rear access to a communal loading area (no parking).

**ACCOMMODATION:**

Gross frontage 5.342m (17ft) approx.  
Internal width 5.342m (17ft) approx.  
Shop depth 15.277m (50ft) approx.  
Sales area 81.609m<sup>2</sup> (878ft<sup>2</sup>) approx.  
(Currently partitioned)  
WC

**USE/PLANNING:** - We understand the property currently falls within Class E of the Town & Country Planning (Use Classes) Order. The property is considered suitable for a wide variety of uses as it provides flexible accommodation.

**TENURE:** - The property is to be offered by way of a new lease, the length of which is to be negotiated.

**RENT/PRICE:** - An initial rent of £13,000 per annum exclusive is sought.

**BUSINESS RATES:** - The property has a ratable value of £17,750. Interested parties should contact the Local Authority to confirm the rates PAYABLE. [www.tax.service.gov.uk/business-rates-find/search](http://www.tax.service.gov.uk/business-rates-find/search)

**EPC RATING:** - The property has an EPC Rating of B

**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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Viewings by prior arrangement - call our team for more information

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7<sup>th</sup> October 2022



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