



## 20C Selsdon Road, Croydon, CR2 6PA

A ground floor class E shop fronted premises with rear loading to let on a new lease.

020 8681 2000 | [info@hnfproperty.com](mailto:info@hnfproperty.com)



specialist advice on all property matters

# 20C Selsdon Road, Croydon, CR2 6PA

## £15,000 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, shutters, and a hung ceiling. An internal office area has been partitioned and there is a kitchenette and WC to the rear. 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.
Gross Internal Area	81.609m <sup>2</sup> (878ft <sup>2</sup> ) approx.
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. The sale of Alcohol, Tobacco or adult material is not permitted.

**Interested parties should make enquiries of the local authority in respect of their intended use prior to offer.**

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

**RENT:** - An initial rent of £15,000 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 50 within band B.

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

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

020 8769 0161

[www.hnfproperty.com](http://www.hnfproperty.com)  
[info@hnfproperty.com](mailto:info@hnfproperty.com)



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

HNF Property for themselves and for the vendors or lessors of this property whose agents they are give notice that:  
1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract.  
2) no person in the employment of HNF Property has any authority to make or give any representative warranty whatever in relation to this property.

18<sup>th</sup> February 2025



specialist advice on all property matters





020 8769 0161

[www.hnfproperty.com](http://www.hnfproperty.com)  
[info@hnfproperty.com](mailto:info@hnfproperty.com)

 @hnfprop

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

HNF Property for themselves and for the vendors or lessors of this property whose agents they are give notice that:  
1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract.  
2) no person in the employment of HNF Property has any authority to make or give any representative warranty whatever in relation to this property.

18<sup>th</sup> February 2025



specialist advice on all property matters