



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



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 ² (878ft ²) 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

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
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.

18th February 2025



specialist advice on all property matters



020 8769 0161

www.hnfproperty.com
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.

18th February 2025



specialist advice on all property matters