



72a SELSDON ROAD, SOUTH CROYDON, CR2 6PF

Self-contained workshop, garage and yard space to let in need of refurbishment.

020 8681 2000 | info@hnfproperty.com



specialist advice on all property matters

72a SELSDON ROAD, SOUTH CROYDON, CR2 6PF

£25,000 Per Annum Exclusive

LOCATION: - The property is situated in a backland position on Selsdon Road (B275). The property is a short distance from South Croydon Underground station and numerous bus routes service Selsdon Road and other nearby routes. The property has good vehicular access to surrounding areas and is also within walking distance of the local facilities provided by South Croydon.

DESCRIPTION: - The property comprises a self-contained workshop premises with additional self-contained lock up garage and yard with space for approximately 3 vehicles. The premises was most recently used for tooling and is considered suitable for a variety of operations. The property is in need of refurbishment including rewiring etc. The yard space enables loading/unloading to take place. The buildings on site are in need of modernization and as such landlord incentives will be made available.

ACCOMMODATION: -

Workshop	142.320 m ² (1531ft ²) approx.
Garage	20.948 m ² (225 ft ²) approx.
Yard	107.392m ² (1156ft ²) approx.
Site Entrance	3.2m (10ft) approx.

USE/PLANNING: - We understand the property is currently within Class E of the Town and Country Planning (Use Classes) Order is considered suitable for a wide variety of uses.

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 **£25,000 (twenty-five thousand)** pounds per annum exclusive is sought.

BUSINESS RATES: - The property has a ratable value of £11,000 (eleven thousand pounds) per annum. 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 72 within Band C.

VAT: - We are advised by the landlord that the property is not elected to VAT

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.

HNF Property for themselves and for the vendors or lessors of this property whose agents they are give notice that:
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10th January 2023



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