



314 Whitehorse Road, Croydon, CR0 2LE

Fully equipped café with flat above FOR SALE on a mixed use freehold basis



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314 Whitehorse Road, Croydon, Surrey, CR0 2LE

Price £375,000 freehold

LOCATION: - The property is situated midway along Whitehorse Road opposite the junction with Northbrook Road. Whitehorse Road forms the main through road from Central Croydon to Thornton Heath with the shop benefitting from constant vehicular traffic and a number of bus routes. Whitehorse Road has a number of small local trader parades which all benefit from the densely populated residential area.

DESCRIPTION: - The property is being offered on a mixed use freehold basis which will include a shop (vacant) and a one bedroom flat above. There is a walled garden to the rear. The shop formally traded as a café and retains all the equipment, fixtures and fittings at no extra premium to the asking price. The one bedroom flat is self-contained and accessed from the side. It is currently let on an AST AT £730pcm (under rented)

ACCOMMODATION:

Net frontage	4.19m
Shop depth	7.3m
Seating area	21.78m ² (235ft ²) approx.
Serving/cooking area	9m ² (96.8ft ²) approx.
Storeroom	9m ² (26.8ft ²) approx.
Washing/prep area	7.23m ² (77.5ft ²) approx.
Internal WC	

Externally: there is a walled garden accessed from the side or through the shop with a store to the rear.

TENURE: - The property is offered on a mixed use freehold basis to include the vacant shop that formally traded as a café and comes fully equipped, a one bedroom flat and walled rear garden. The purchaser will have the benefit of buying the whole freehold title.

The shop is currently vacant with an estimated rental value of £18,000pa. The flat is let on a 12 month AST which is under rented at £730pcm

USE/PLANNING: - We understand the shop currently falls within Class A3 (catering) of the current Use Classes Order and has operated as a traditional English café for a number of years.

BUSINESS RATES: - The property has a ratable value of £5,800. Interested parties should contact the local authority in this regard and also to confirm the rates payable.

www.tax.service.gov.uk/business-rates-find/search

EPC RATING: - The shop has an Energy Performance Certificate rating of 68 within Band C.

The flat has an Energy Performance Certificate rating of 60 within Band D.

PRICE: - Offers in the region of £375,000 is sought for our client's freehold interest, which will include all fixtures and fitting in the café.

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

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

020 8769 0161

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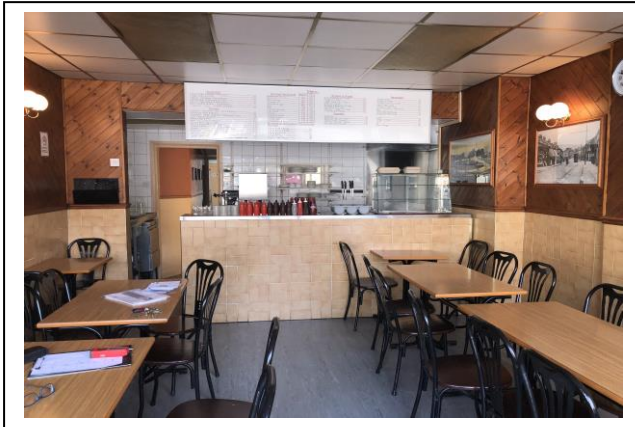


Viewings by prior arrangement - call our team for more information

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