

ANTHONY LEONARD SOLICITORS

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OPEN

The Shutter Studio

30% off

HS HUGGINS STUART
E EDWARDS

155 Shirley Road, Croydon, CR0 8SS
OIRO £275,000 OR £20,000 PAX

FOR SALE / TO LET

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FOR SALE/TO LET

Approx 968 sqft (89.89 sqm)

DESCRIPTION

Opportunity to acquire or occupy a ground floor commercial property in a prominent position on Shirley Road. This attractive, characterful property comprises a good sized, air-conditioned retail/office unit with a kitchen, covered storage, a rear yard and a detached rear office building with a parking space accessed via the service road.

Shop/Office	726 sqft	67.40 sqm
Rear Office	242 sqft	22.49 sqm
TOTAL	968 sqft	89.89 sqm

SALE PRICE

Offers invited in the region of £275,000 for the existing 999 year lease from 24.06.1982 (958 years unexpired.)

Alternatively the property is available to let:

RENT

£20,000 per annum exclusive.

LEASE

New Lease, terms to be agreed.

LOCATION

Situated in a prominent position at the junction where Shirley Road meets Addiscombe Road. This charming parade benefits from a variety of occupiers including an NHS pharmacy, a convenience store, dry cleaners, and an exercise studio amongst others. The parade benefits

from free customer parking between 10am and 4pm for up to 30 minutes. Further unrestricted parking is also available in Shirley Avenue. The property is well served by local bus routes and the nearest Tram stop is less than one mile away.

RATES

Rateable Value for Shop/Office: £13,250 (2023)

Rateable Value for Rear Office: £2,250 (2023)

Rates payable at 49.9p in £ (2023/2024)

USE

Class E (Commercial Business & Service)

EPC

In the course of preparation.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by appointment via sole agents Huggins Stuart Edwards.

CONTACT

Huggins Stuart Edwards – Croydon Office

102- 104 High Street, Croydon, CR9 1TN

T: 020 8688 8313

E: croydon@hsedwards.co.uk

DATE

June 2023

FOLIO NUMBER

30193

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

102-104 HIGH STREET

CROYDON

CR9 1TN

020 8688 8313

APEX HOUSE

10 WEST STREET

EPSOM

KT18 7RG

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