



CLASS E UNIT TO LET

Addington Road, Selsdon, CR2 8LH

TO LET

Approx 535 sqft (49.69 sqm)

DESCRIPTION

Property comprises of a ground floor lock-up shop/ Class E unit, in a prominent position within the heart of Selsdon and is available by way of a new lease. The unit is undergoing works to self-contain the ground floor; reinstating rear access, WC and creating an open plan retail area.

Ground Floor	535 sqft	49.69 sqm
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RENT

£18,000 per annum exclusive

TERM

New effective full repairing and insuring lease. Terms to be agreed.

USE

Retail, Office, Medical or Leisure under Class E (Commercial Business & Service)

LOCATION

The property is situated in the main shopping area on Addington Road in Selsdon close to the junction with Farley Road. Nearby occupiers include Costa Coffee, KFC, Dominos Pizza and Sainsburys. Addington Road is a major thoroughfare between West Wickham and Purley and is well served by local bus routes. Short term

customer parking and loading bays are available on Addington Road with 2 hours free customer parking available in Sainsburys a short walk from the property. The nearest station is Sanderstead, approximately 2 miles from the property.

RATES

Rateable value: £14,500. Rates payable at 49.9p in the £ (2023/24)

EPC

E-113 (Expires March 2025)

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by appointment via agents Huggins Stuart Edwards

CONTACT

Huggins Stuart Edwards – Michael Angus
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DATE

May 2024

FOLIO NUMBER

30248

SUBJECT TO CONTRACT

Important: See Disclaimer Notice below.



HUGGINS STUART EDWARDS

COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS

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