



FREEHOLD FOR SALE

HS EDWARDS
HUGGINS STUART

290 High Street, Croydon, CR0 1NG
£300,000 FREEHOLD

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FOR SALE

Approx 1,128 sqft (104.8 sqm)

DESCRIPTION

Opportunity to acquire a freehold investment property in Croydon town centre. Situated in a prominent trading position on the High Street the property comprises a fully refurbished retail unit arranged over ground floor and basement which has been fitted out to a high standard. The refurbished flats above are sold off on long leases.

Ground Floor	693 sqft	64.36 sqm
Basement	435 sqft	40.44 sqm
TOTAL	1,128 sqft	104.8 sqm

PRICE & TENURE

£300,000. Freehold, subject to the existing leases.

COMMERCIAL LEASE

Ground floor and basement is let to Sabrina Crawford on a 15 year FRI lease contracted outside the Landlord & Tenant Act 1954 from 1st May 2023. The annual rent payable is £21,000 per annum exclusive. The lease includes 5 yearly upward only rent reviews.

FLAT LEASES

290a & 290b are sold off on 125 year leases from 3rd July 2006. The ground rents are £100 per annum per flat doubling every 25 years.

LOCATION

The property is situated in a prominent location on the busy Croydon High Street which offers a variety of national and local occupiers including restaurants, bars, retail services and offices. The property is within easy walking distance of central Croydon and public transport hubs, such as South & East Croydon Stations. The property is also well served by local bus routes.

EPC

290- B-43

290a- C-71

290b- C-78

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

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DATE

August 2024

FOLIO NUMBER

30259

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

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