

TEL: 01883 723888

31 Station Road West,
Oxted, Surrey, RH8 9EE

Southbridge House, Southbridge Place,
Croydon, Surrey, CR0 4HA

**GILDERSLEVE
& PAYNE**

Commercial Property Consultants

www.gpccommercial.co.uk

VIRTUAL FREEHOLD INVESTMENT FOR SALE



**1B & 1C Selsdon Road,
Croydon, CR2 6PU**

CHARTERED SURVEYORS

Important: These particulars are intended to give a general idea of the property but their accuracy is not guaranteed and they do not constitute an offer or a contract of sale. Applicants are requested to advise the agents immediately they are suited,

1b & 1c Selsdon Road, Croydon, Surrey, CR2 6PU

Location:

The property is located on the north side of Selsdon Road within a parade of similar units. Selsdon Road is approximately half mile south of Croydon Town Centre, just off the main A235 (Brighton Road). South Croydon train station is within a short walking distance of the property.

Accommodation:

1c Selsdon Road: Let to William Hill on an effective full repairing and insuring lease for a term of 20 years from October 2009. The current rent is £23,000 per annum exclusive. There is a tenant break clause at the 10th year.

1b Selsdon Road: 93.92 sq m (1011 sq ft)
The property can be split to provide two units of approximately 46.96 sq m (500 sq ft).

Terms:

The properties are available either individually or as a whole. A 999 year lease is available for sale in respect of each property, subject to contract, as follows:

1b Selsdon Road: £235,000
1c Selsdon Road: £360,000

1b is available to let on a new lease for a term to be agreed at a rent of £18,000 per annum exclusive. Alternatively the property can be split to provide two units available at £10,000 per annum exclusive each.

VAT is not applicable.

Legal costs:

Each party to be responsible for their own legal costs.

Business Rates

According to the Government website 1b has the Rateable Value of £10,250 and 1c has a Rateable Value of £10,250. The current UBR for 2011/12 is 42.6p in the £.

Energy Performance Certificate:

Awaiting Energy Performance Certificate

Property Misdescriptions Act 1991

Please note the agents have not carried out a survey, have not made planning enquiries, nor tested any of the equipment, apparatus, fixtures, fittings, services or land and are not therefore able to verify their condition, or suitability for their purpose.

Code of Practice

Applicants should be aware that the code of practice on commercial leases in England and Wales strongly recommends you seek professional advice from a qualified Surveyor, Solicitor or Licenced Conveyancer before agreeing or signing a Business Tenancy Agreement. The Code is available through professional institutions and trade associations or through the website www.leaseingbusinesspremises.co.uk

Viewing

Strictly by appointment with Joint Sole Agents

Gildersleve & Payne

Contact Nick Payne MRICS

or Jane Pearce BA (Hons)

Tel: 01883 723888

Email info@gpcommercial.co.uk

Or

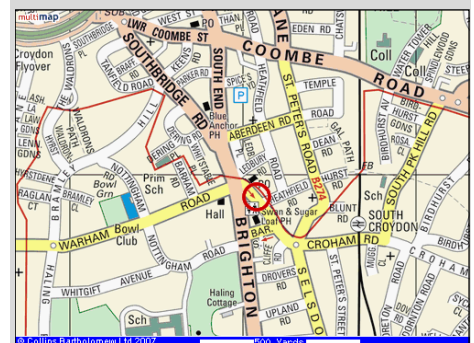
Stuart Edwards Fullmoon

Contact David Rundle

Tel: 0208 688 8313

Fax: 0208 688 7121

Email: davidr@stuart-edwards.com



© Collins Bartholomew Limited (2005); Reproduced by Permission of HarperCollins Publishers Limited