

FREEHOLD INVESTMENT/DEVELOPMENT OPPORTUNITY


**FOR SALE**

**020 8686 4400**

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**G&P PROPERTY**  
COMMERCIAL FOCUS

 **160 Selsdon Road/1b Haling Road**  
Croydon, Surrey, CR2 6PJ



**FREEHOLD INVESTMENT/  
DEVELOPMENT OPPORTUNITY**

**FOR SALE**

- Tenanted residential property (by way of AST's)
- Vacant commercial Use Class E space to the rear
- Suitable for investment or redevelopment

**Viewing by appointment**

G&P Property  
21-23 Southbridge Place  
Croydon  
Surrey, CR0 4HA

**020 8686 4400**

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### Location

The property comprises two elements one fronting the Selsdon Road in South Croydon, and the other fronting Haling Road. The property is well located for Central Croydon as well as Purley. South Croydon Railway Station is within a 10 minute walk from the property giving links into Central London via of East Croydon Station.

### Description/Accommodation

The residential element fronting Selsdon Road is currently split into two residential units and is comprised of a semi-detached three storey house currently in use as two flats which are let out by way of Assured Shorthold Tenancies (AST's).

The commercial element located in Haling Road is comprised of a ground floor and first floor accommodation currently in use as office. The ground floor is currently presented with a small reception area leading to two partitioned offices with a further partitioned office via a corridor leading to a wc and kitchenette as well as stairs to the first floor which is currently open plan office space.

### Use (Commercial)

Use Class E

### Internal Area (Commercial)

Net internal areas as follows:

Ground Floor	78.37 sq m	844 sq ft
First Floor	21.33 sq m	230 sq ft
<b>Total</b>	<b>99.7 sq m</b>	<b>1074 sq ft</b>

### Terms

The property is available for sale freehold, subject to the two AST's for 160 Selsdon Road, currently providing a combined rent of £1800 per calendar month.

### Price

£800,000 plus VAT (if applicable).

### Business Rates

According to the Government Website the current Rateable Value is £TBC. The UBR for 2023/4 is 49.9p in the £

### Legal costs

Each party to be responsible for their own legal costs incurred in this transaction.

### Energy Performance Certificate

Awaiting Energy Performance Certificate



### Property Misdescriptions Act

G&P Property for themselves and for Vendors or Lessors of this property whose Agents they are, give notice that:

1. The particulars are produced in good faith, are set out as a general guide only and do not constitute any form of a Contract.
2. No Person in the employment of G & P Property has any authority to make or give any representative warranty whatsoever in relation to this property.