

INVESTMENT


**FOR SALE**

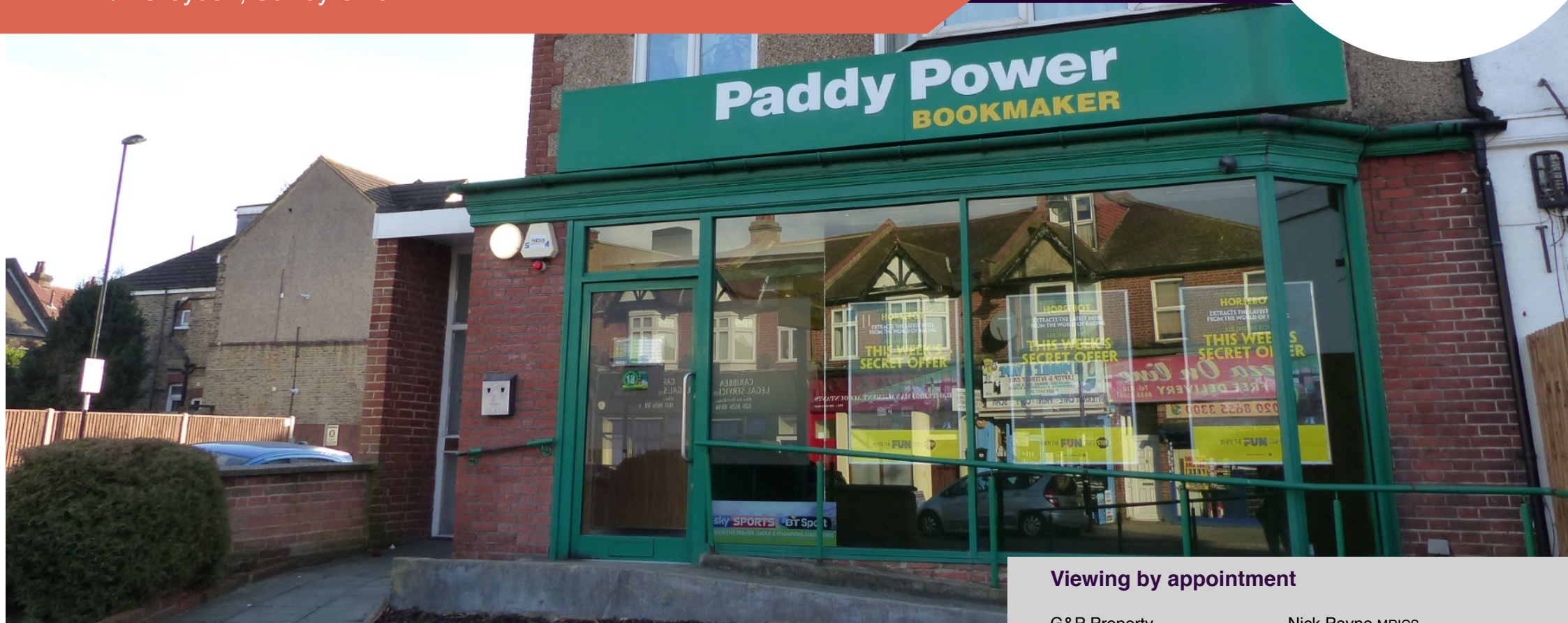
**020 8686 4400**

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**G&P PROPERTY**  
COMMERCIAL FOCUS

 **196 Lower Addiscombe Road**  
Croydon, Surrey CR0 7AA



**PRICE REDUCTION**

**FREEHOLD RETAIL INVESTMENT  
FOR SALE**

**Viewing by appointment**


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

**020 8686 4400**

[info@gpcommercial.co.uk](mailto:info@gpcommercial.co.uk)

Nick Payne MRICS  
[nickp@gpcommercial.co.uk](mailto:nickp@gpcommercial.co.uk)  
David Sutton BA (Hons)  
[davids@gpcommercial.co.uk](mailto:davids@gpcommercial.co.uk)

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 **196 Lower Addiscombe Road**  
Croydon, Surrey CR0 7AA



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### Location

The property is situated on the south side of Lower Addiscombe Road adjacent to the Addiscombe Tramlink. This is a busy thoroughfare with good public transport facilities and short term metered parking available immediately outside.

The parade consists of a number of multiple and independent retailers that include KFC, Sainsburys Local, Boots and Greggs.

### Description/Accommodation

The property comprises a ground floor retail unit with residential accommodation above.

The residential upper parts comprise a 2 x 2 bedroom flats with self contained access.

### Tenancy Details

Ground floor:

Let to Paddy Power on a 10 year lease from 11th October 2020 on an effective full repairing and insuring basis at a rent of £26,000 per annum. There is a Tenant break clause effective at 23rd June 2025.

Both flats have been sold off on 999 year leases and produce a Ground Rent of £100 per annum per flat.

### Internal Area

Net internal areas as follows:

Ground Floor	135.76sq m	1461 sq ft
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### Terms

The Freehold interest is available for sale subject to the Tenancies above.

### Price

Offers in the region of £300,000 subject to contact plus VAT (if applicable).

### Business Rates

According to the Government website the property has the following Rateable Values

196: £21,250pa (The UBR for 2019/20 is 49.1p in the £.)  
196a: The residential Flat is Tax Band C. (First floor)  
196b: The residential Flat is Tax Band B. (Second floor)

### Legal costs

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

### Energy Performance Certificate

Energy Rating: C (74). Full information available upon request.



### 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.