

Freehold Investment  
**FOR SALE**

**020 8686 4400**  
GPCOMMERCIAL.CO.UK



**G&P PROPERTY**  
COMMERCIAL FOCUS

 **243-245, 243a, 245 a,b Lower Addiscombe Road**  
Croydon, Surrey, CR0 6RD



**Fully Let Income Producing  
Investment  
FOR SALE**

- Double Fronted Retail Unit
- Flats above, sold off on separate Long Leaseholds.
- Potential for extension STPP

**Viewing by appointment**

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

**020 8686 4400**

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**243-245, 243a, 245a,b Lower Addiscombe Road**  
Croydon, Surrey, CR0 6RD



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### Location

The property is situated on the south side of Lower Addiscombe Road close 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 Sainsburys Local, Boots and Greggs.

### Description/Accommodation

The accommodation consists of a large double fronted retail unit with kitchen and ancillary areas to the rear. There are three flats above, which have been sold off on Long Leases.

### Use

Use Class E

**51.380679600793236,**  
**-0.07253103638460762**

### Internal Area

Net internal areas as follows:

Retail/Sales	236.22 sq m	2543 sq ft
Ancillary	44.30 sq m	477 sq ft
<b>Total</b>	<b>280.55 sq m</b>	<b>3020 sq ft</b>

### Terms

The ground floor retail unit is currently let on a lease for a term of 10 years, within the Landlord and Tenant Act Part II from January 2018 at a rent of £45,000pa.

The residential elements are sold off on long leases.

### Price

Offers are invited in the region of £635,000.

### Business Rates

According to the Government website the property has a Rateable Value of £46,500. The UBR for 2026/7 is 43.2p in the £.

### Legal costs

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

### Energy Performance Certificate

The Energy Performance Rating is E (104)



### Property Misdescriptions Act

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