

FREEHOLD

FOR SALE

020 8686 4400

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G&P PROPERTY
COMMERCIAL FOCUS

 **45 Croydon Road**
Coney Hall, West Wickham, Kent BR4 9HZ



**GROUND FLOOR RETAIL UNIT
WITH SELF CONTAINED TWO BEDROOM
FLAT ABOVE
FREEHOLD FOR SALE**

- Prominent location
- Ground floor retail unit
- Two bedroom flat above
- On Street parking
- Excellent passing traffic
- Large garden to rear

Viewing by appointment

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

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Location

The property is located on the main Croydon Road (A232) which links West Wickham, Keston and Orpington.

The property sits within a busy retail parade with neighbouring occupiers including Wicks Builders Merchant, CoOp Food, and William Hill Bookmakers, as well as a number of local and independent retailers including a large number of food and beverage operators.

Description/Accommodation

The premises comprises a good sized ground floor retail unit with a separately accessed two bedroom flat above, together with garden, rear access and a garage. In addition there is off street parking to the rear of the property.

Tenancies

The entire property is let and occupied by The Pet Place on a lease from 30th March 2026 for 15 years at a rent of £25,000. There are rent review provisions on the Third, Sixth, Ninth and Twelfth Anniversaries.

The residential accommodation comprises a lounge, 2 bedrooms, bathroom/wc and kitchen with carpeting, central heating and double glazing. The accommodation benefits from access from Croydon Road and from the rear.

Internal Area

Net internal areas as follows:

Ground Floor

Retail	41.53 sq m	447 sq ft
Ancillary	11.90 sq m	128 sq ft

Terms

The freehold interest is available for sale subject to the existing tenancies at a price of £380,000, subject to contract. Plus VAT (if applicable).

Business Rates

According to the Government website the property has a Rateable Value of £9,600 . The UBR for 2024/5 is 49.9p in the £.

Legal costs

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

Energy Performance Certificate

Energy Performance Certificate: C (64). Full information available upon request.



Property Misdescriptions Act

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