

INVESTMENT

FOR SALE

020 8686 4400

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G&P PROPERTY
COMMERCIAL FOCUS

 **6, 7 & 8 The Broadway**
Plough Lane, Beddington, Croydon, Surrey, CR0 4QR



**TRIPLE FRONTED RETAIL
UNIT**

- Prominent corner position
- On-street parking for one hour

**VIRTUAL FREEHOLD/
FREEHOLD FOR SALE**

Viewing by appointment

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

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Location

The properties occupy a prime position fronting the main A232 which is a busy road linking the Purley Way in Croydon and Wallington as well as Beddington.

Description/Accommodation

The property comprises a triple fronted retail unit currently let to Lafford Chemists Limited.

The Parade at Plough Lane is well used and boasts a mixture of local retailers including a convenience store, barber shop, micro pub and others.

The residential element of the property is sold off by way of a long lease with ground rent being paid

Tenancy Details

The ground floor is currently let on a full repairing and insuring Lease for a term of 15 years from December 2018 to Lafford Chemists Limited at a rent of £25,000 per annum. There is a rent review due in December of 2023.

Internal Area

Net internal areas as follows:

Ground Floor	119.58 sq m	1287 sq ft
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Terms

The properties 7 - 8 The Broadway are owned freehold and the property 6 The Broadway is owned by way of a long leasehold with approximately 120 years unexpired. These interests are for sale and offers are sought in the region of £385,000 plus VAT (if applicable) subject to contract.

Business Rates

According to the Government website the property has a Rateable Value of £21,500. The current UBR for 2022/23 is 49.9p in the £.

Legal costs

Each Party to pay their own legal costs.

Energy Performance Certificate

EPC rating: D

Full information 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:

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