

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**

**FREEHOLD/VIRTUAL FREEHOLD FOR SALE**

**Viewing by appointment**

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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 comprises a mix of local retailers including a convenience store, barber shop, micro pub and others.

### 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 current rent of £26,575 per annum.

The residential element of the property is sold off by way of a long lease with ground rent being paid of £200 per annum rising to £400 per annum in 2042.

### Internal Area

Net internal areas as follows:

Ground Floor    119.58 sq m    1287 sq ft

### 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 £375,000 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 2024/5 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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