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**GILDERSLEVE  
& PAYNE**

Commercial Property Consultants



**247 LOWER  
ADDISCOMBE  
ROAD,  
CROYDON,  
SURREY,  
CR0 6RD**

## **FREEHOLD RETAIL INVESTMENT FOR SALE**

### **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.

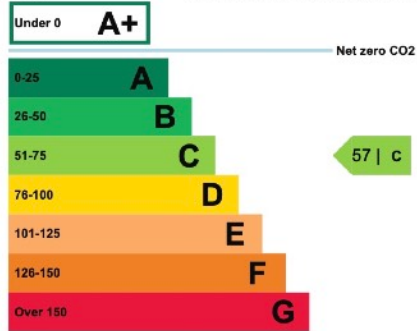
The parade consists of a number of multiple and independent retailers that include Sainsburys Local, Boots, Greggs and KFC

Sat Nav: CR0 6RD

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23/05/2021

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK



Properties are given a rating from A+ (most efficient) to G (least efficient).  
Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property



## Viewing

For further information, or to arrange an inspection please contact Sole Agents Gildersleve & Payne

Tel 0208 686 4400

Nick Payne MRICS

Email:

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

Or David Sutton BA (Hons)

Email:

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

## Property Misdescriptions Act 1991

Please note the agents have not carried out a survey, have not made planning enquiries, nor tested any of the equipment, apparatus, fixtures, fittings, services or land and are not therefore able to verify their condition, or suitability for their purpose.

## Code of Practice

Applicants should be aware that the code of practice on commercial leases in England and Wales strongly recommends you seek professional advice from a qualified Surveyor, Solicitor or Licenced Conveyancer before agreeing or signing a Business Tenancy Agreement. The Code is available through professional institution and trade associations or through the website [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk)

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## THE NET INTERNAL AREAS ARE AS FOLLOWS

RETAIL/SALES (inc Kitchen)	152.36 sq m	1640 sq ft
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## Description/Accommodation:

The property forms part of a terrace of similar properties comprising a ground floor retail unit with residential accommodation above. The ground floor comprises retail/sales area with ancillary areas to the rear.

## Tenancy Details:

The ground floor is let to St Christopher's Hospice who have recently renewed their lease on the basis of a new 10 year lease at an initial rent of £26,500 per annum exclusive. There are two tenant only break clauses at the 2nd and 5th years and rent reviews in the same years.

The flat above is held under a lease of 125 years, from August 2016 at a ground rent of £200 per annum for 25 years, increasing to £300 per annum for the next 25 years, increasing again to £400 per annum for the remainder of the term.

## Price:

The freehold interest is for sale subject to the tenancies described above in the sum of £435,000, plus VAT (if applicable), Subject to Contract

## Business Rates:

According to the Government website the Rateable Value is £21,500 pa. The UBR for 2021/22 is 49.9p in the £.

## Legal costs:

Each party to be responsible for their own legal costs.

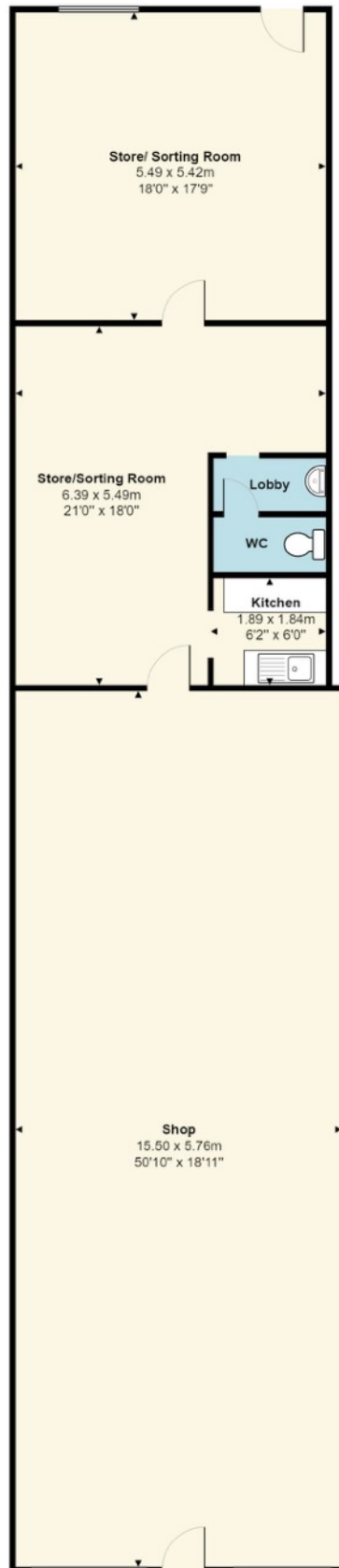
## Energy Performance Certificate:

Full information available upon request.

**IMPORTANT:** These particulars are intended to give a general idea of the property but their accuracy is not guaranteed and they do not constitute an offer or a contract of sale. Applicants are requested to advise the agents immediately they are suited.

Lower Addiscombe Road CR0 6RD

Total Floor Area: 154.7 m<sup>2</sup> ... 1665 ft<sup>2</sup>



Measurements are approximate,  
not to scale and for illustrative purposes only.  
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