

PROMINENT CLASS E FREEHOLD FOR SALE

SOUTH CROYDON

111 SOUTH END

Description

South Croydon, located in the London Borough of Croydon, England, has several transport links including road, train, and air options.

The subject property is located on a secondary retail pitch on South End Road with nearby retailers including **Richer Sounds, Tesco Express, Swan Pharmacy, Londis** and a number of independent operators.

Please refer to the attached copy of the street traders plan for further details.

Accommodation

The premises are currently arranged over a ground floor banking hall with first and basement floors providing the following approximate areas:

Ground Floor Sales	1,244 sq. ft.	(115.57 sq. m)
Ground Floor Ancillary	905 sq. ft.	(84.08 sq. m)
First Floor Ancillary	411 sq. ft.	(38.18 sq. m)
Basement Ancillary	444 sq. ft.	(41.25 sq. m)
Total	3,004 sq. ft.	(279 sq. m)

The property has 3 car parking spaces.

Part of the first and second floor has been sold on two 125-year long leaseholds expiring in 2131. The ground rents are £100 pa per lease.

Plans of the accommodation are available on request.

User

The premises currently falls under Class E use.

Terms

The property is offered to the market with vacant possession seeking offers in excess of **£310,000**.

** In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/occupier will be required to satisfy the Vendor and their agents regarding the source of the funds used to complete the transactions.*

Subject to Contract



Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£41,000
UBR (23/24)	£0.499p

All parties are to advised to make their own enquires to the relevant authority.

EPC

This property has an EPC rating of C. A full report is available upon request.

Legal Costs

Each party to pay their own legal fees incurred in this transaction.

Viewing

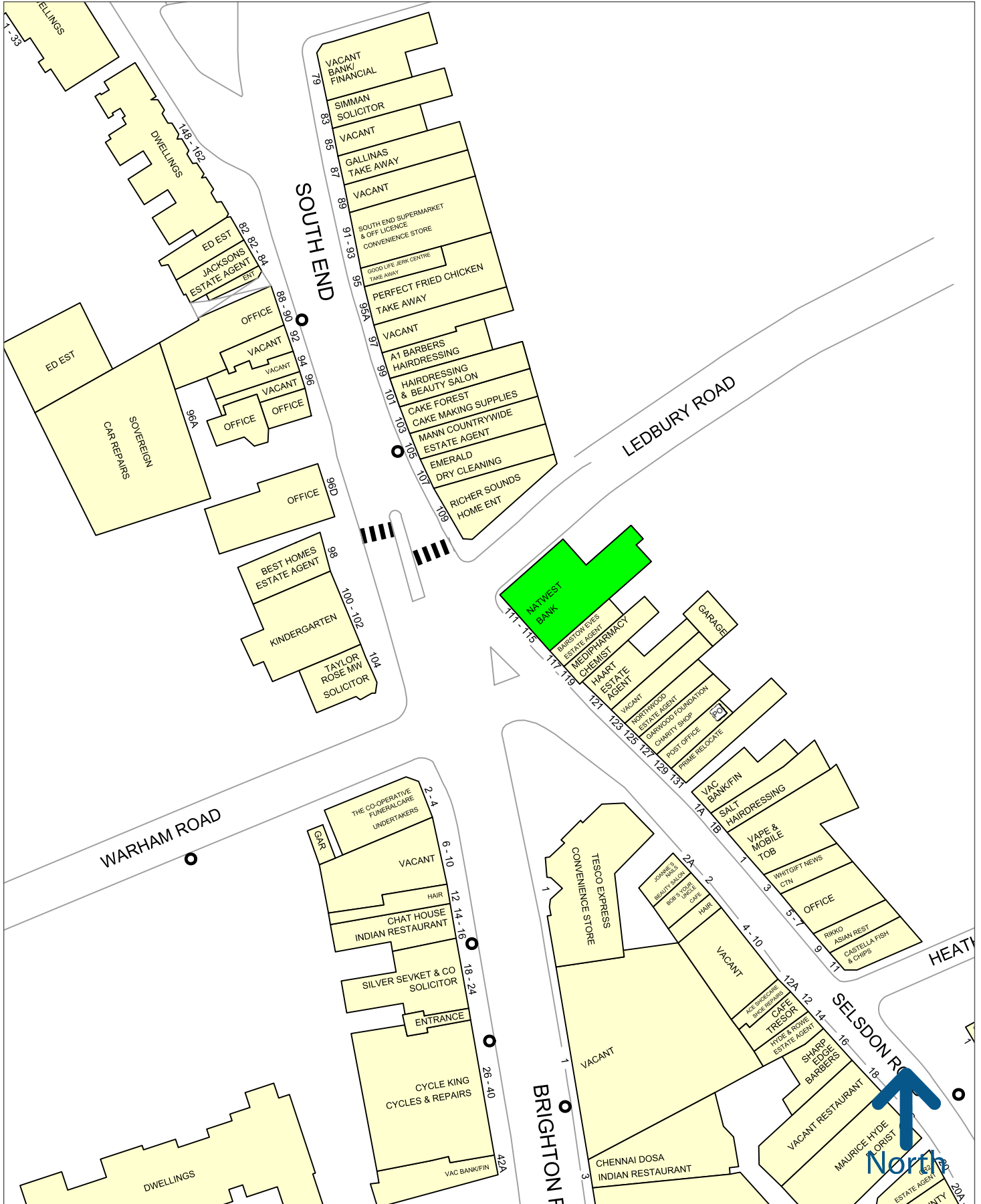
Strictly by appointment through sole agents, **Green & Partners**, contacting:

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In partnership with:





50 metres

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