



FREEHOLD FOR SALE

HS HUGGINS STUART
E EDWARDS

290-290a Lower Addiscombe Road, Croydon, CR0 7AE
O.I.E.O £550,000

290-290a Lower Addiscombe Road,
Croydon, CR0 7AE

FOR SALE

Approx 1,220 sqft (113.31 sqm)

DESCRIPTION

Rare opportunity to acquire the freehold of a shop and 2-bedroom maisonette in a prominent position on lower Addiscombe Road. The property is available with full vacant possession and benefits from rear access plus off street car parking to the rear.

Shop	672 sqft	62.41 sqm
Maisonette	548 sqft	50.90 sqm
TOTAL	1,220 sqft	113.31 sqm

USE

From the 1st September 2020 the property will be classed under E (Commercial Business & Service) which permits a much wider variety of uses than would have previously been suitable for this property, to confirm if your business would be suitable please check the explanatory memorandum provided by The Government:

https://www.legislation.gov.uk/ukxi/2020/757/pdfs/ukxiem_2020_0757_en.pdf

PRICE

£550,000 subject to contract.

TENURE

Freehold, with full vacant possession.

LOCATION

Situated opposite the junction with Blackhorse Lane nearby occupiers include The Co-operative, Addiscombe Pharmacy and an Explore Learning Centre. Addiscombe Tram Stop is

approximately 5 minutes walk away. The A222, of which Lower Addiscombe Road forms part, is a popular thoroughfare between Croydon & Sidcup.

RATES

Rateable value: £9,000 (information taken from Valuation Office website).

Non-domestic uniform rates payable at 49.1p in the £ (2019/20).

Council Tax Band: B

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by appointment via sole agents Huggins Stuart Edwards.

CONTACT

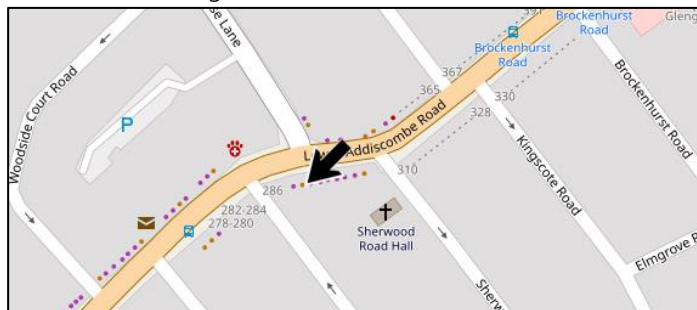
Michael Angus

Huggins Stuart Edwards – Croydon Office

102- 104 High Street, Croydon, CR9 1TN

T: 020 8688 8313

E: michael.angus@hsedwards.co.uk



DATE

September 2020

FOLIO NUMBER

30007(CL)

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

APEX HOUSE
10 WEST STREET
EPSOM
KT18 7RG
01372 740555

102-104 HIGH STREET
CROYDON
CR9 1TN
020 8688 8313

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