



FREEHOLD INVESTMENT FOR SALE

HS HUGGINS STUART
EDWARDS

13-15 London Road, Croydon, CR0 2RE
£1,900,000 FREEHOLD

13-15 London Road, Croydon,
CR0 2RE

FOR SALE

Approx 6,506 sqft (604.43 sqm)

DESCRIPTION

Freehold retail investment with redevelopment opportunity of the upper parts situated opposite West Croydon Station. The property benefits from planning permission to convert the 1st & 2nd floor offices into 6x 1 bedroom flats. We are advised there is also potential to form an HMO with 17/18 rooms subject to planning permission.

Ground Floor	2,142 sqft	199.00 sqm
Basement	2,104 sqft	195.47 sqm
1 st & 2 nd Floors	2,260 sqft	209.96 sqm
TOTAL	6,506 sqft	604.43 sqm

PRICE

£1,900,000 freehold, subject to contract only.

LEASE

Ground floor and basement are let to Loanarranger Limited on a 10 year FRI lease from 20th June 2018 at a rent of £49,000 pa plus VAT. Tenant option to break at the expiry of year 5 subject to a penalty of £15,000 payable by the tenant. 5 yearly rent reviews.

Loanarranger Limited and their predecessors have been successfully trading at the premises in excess of 20 years, company accounts can be provided on request.

PLANNING

Planning permission has been obtained for erection of a third floor, with a four storey extension to the side and rear providing 6 one bedroom flats. Ref no: 18/00050/REF. Further details available on London Borough of Croydon's Planning portal.

LOCATION

Located on London Road opposite West Croydon Station which provides regular services to London Terminals. Other nearby occupiers include Sainsburys Local, Lidl & H&T Pawnbrokers. The property is within 2 minutes walk of the Whitgift and proposed Westfield shopping centres, and benefits from nearby bus and Tramlink stops.

RATES

Rateable value: £63,0000 for Ground Floor & Basement (information taken from Valuation Office website).

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by appointment via sole agents Huggins Stuart Edwards.

CONTACT

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DATE

August 2020

FOLIO NUMBER

30023

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

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