



FREEHOLD FOR SALE

HS HUGGINS STUART
EDWARDS

337 Lower Addiscombe Road, Croydon, CR0 6RG
£210,000 FREEHOLD

337 Lower Addiscombe Road, Croydon,
CR0 6RG

FOR SALE

Approx 692 sqft (64.26 sqm)

DESCRIPTION

Opportunity to acquire the freehold of a prominent building on Lower Addiscombe Road at the junction with Blackhorse Lane. The ground floor commercial is available with vacant possession and suitable for a variety of uses. The flat above has been sold off on a 99 year lease producing a ground rent which increases every 33 years.

| | | |
|--------------|-----------------|------------------|
| Retail | 613 sqft | 56.98 sqm |
| Kitchen | 57 sqft | 5.25 sqm |
| Storage | 22 sqft | 2.03 sqm |
| TOTAL | 692 sqft | 64.26 sqm |

PRICE

£210,000 Freehold. Subject to Contract

337a LEASE (FLAT)

99 Year lease from the 17th June 2013. Ground Rent of £100 per annum increasing by £50 per annum every 33 years. Tenant responsible for reimbursing the landlord 100% of costs incurred in respect of repair, maintenance and redecoration of the roof and the exterior plus the building insurance costs.

LOCATION

Situated on 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: £11,500 (information taken from Valuation Office website).

Non-domestic uniform rates payable at 49.9p in the £ (2020/21).

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by appointment via sole agents Huggins Stuart Edwards.

CONTACT

Huggins Stuart Edwards – Croydon Office
102- 104 High Street, Croydon, CR9 1TN

T: 020 8688 8313

E: croydon@hsedwards.co.uk

DATE

February 2021

FOLIO NUMBER

30044

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

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

APEX HOUSE
10 WEST STREET
EPSOM
KT18 7RG
01372 740555

Huggins Stuart Edwards Commercial Ltd is a limited company registered in England & Wales, Company number 12280950. Registered office: Apex House, 10 West Street, Epsom, KT18 7RG. Huggins Stuart Edwards Commercial Ltd for themselves and for vendors or lessors of this property whose agents they are give notice that the particulars are set out as general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Huggins Stuart Edwards Commercial Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. The properties are offered subject to contract and being unsold or unlet and no responsibility is taken for any inaccuracy or expenses incurred in viewing. Huggins Stuart Edwards Commercial Ltd have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination or tested any of the services and no warranty is given or implied. The purchasers or lessees are responsible for making their own enquiries in these regards.

www.hsedwards.co.uk

