

James Bridal



COMMERCIAL PROPERTY FOR SALE

**HS** HUGGINS STUART  
**E** EDWARDS

173 Shirley Road, Croydon, Surrey, CR0 8SS  
£230,000

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Croydon, Surrey, CR0 8SS

## FOR SALE

Approx 1,052 sqft (97.76 sqm)

### DESCRIPTION

Ground Floor commercial property for sale in a prominent position on Shirley Road. This attractive, characterful property boasts lots of period detailing including a traditional shop front and parquet flooring. There is a small yard area to the rear of the property with a double garage and 2 Parking spaces accessed via a service road.

Ground Floor Shop	680 sqft	63.22 sqm
Garage	372 sqft	34.54 sqm
<b>TOTAL</b>	<b>1,052 sqft</b>	<b>97.76 sqm</b>

### USE

Class E (Commercial Business and Service)

### PRICE

£230,000 Subject to Contract. The property is offered with full vacant possession.

### TENURE

999 year lease of the ground floor from 24.06.1982 with 960 years unexpired. Peppercorn rent.

### LOCATION

Situated in a prominent position at the junction where Shirley Road meets Addiscombe Road. This charming parade benefits from a variety of occupiers including an NHS pharmacy, a convenience store, dry cleaners, florists

and an exercise studio amongst others. The parade benefits from free customer parking between 10am and 4pm for up to 30 minutes. Further unrestricted parking is also available in Shirley Avenue. The property is well served by local bus routes and the nearest Tram stop is less than one mile away.

### RATES

Property is currently included in the rating assessment for the adjoining property and will need to be reassessed as a single unit.

### EPC

C-55

### LEGAL COSTS

Each party to bear their own legal costs.

### VIEWING

Strictly by appointment via sole agents Huggins Stuart Edwards.

### CONTACT

Huggins Stuart Edwards – Michael Angus  
102- 104 High Street, Croydon, CR9 1TN  
T: 020 8688 8313  
E: michael.angus@hsedwards.co.uk

### DATE

June 2021

### FOLIO NUMBER

30060

### SUBJECT TO CONTRACT

**Important: See Disclaimer Notice to the Right.**



**HUGGINS STUART  
EDWARDS**

**COMMERCIAL ESTATE AGENTS  
PROPERTY CONSULTANTS**

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