



**FREEHOLD FOR SALE**

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

223 Wickham Road, Shirley, Croydon  
CR0 8TG  
OIRO £900,000 FREEHOLD

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CR0 8TG

## FOR SALE

### DESCRIPTION

Three-storey office/Class E building situated in a prominent position on Wickham Road. The property comprises vacant office space over 1<sup>st</sup> & 2<sup>nd</sup> floors, which is self-contained and separately accessed via an external staircase at the front of the property. The ground floor has recently been let providing an income of £30,000 pax. The property benefits from development potential, subject to planning, and rear vehicular access via Ridgemount Avenue.

Ground Floor	1,852 sqft	172.1 sqm
First Floor	768 sqft	71.37 sqm
Second Floor	418 sqft	38.85 sqm
TOTAL	3,038 sqft	282.32 sqm

### LEASE

The ground floor has recently been let on a new 10 year FRI Lease outside the Act from April 2022 paying a rent of £30,000 per annum exclusive. There is a mutual break option and rent review in the 5<sup>th</sup> year.

### FREEHOLD

Subject to the existing lease of the ground floor. The upper parts are available with vacant possession. Offers invited in the region of £900,000

### RATES

The 1<sup>st</sup> floor offices have been removed from the rating list and the property may require reassessment on completion. Ground Floor RV of £19,250 (April 2023).

### LOCATION

The property occupies a prominent position on Wickham Road (A232) which is one of the primary transport routes linking East Croydon with West Wickham. The property benefits from good public transport links with regular bus services nearby and is less than 2 miles from West Wickham Train station and Croydon Tramlink services at Sandilands.

### USE

Class E (Commercial Business & Service)

### AMENITIES

Central Heating, Double Glazing, Carpeting, Fitted Kitchen Facilities, Male & Female WCs, Rear Access, and a Security Alarm System.

### 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

May 2023

### FOLIO NUMBER

30066

### SUBJECT TO CONTRACT

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



**HUGGINS STUART  
EDWARDS**

**COMMERCIAL ESTATE AGENTS  
PROPERTY CONSULTANTS**

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