



MIXED USE INVESTMENT FOR SALE

21A Brighton Road, South Croydon, CR2
6EA

FOR SALE

Approx 1,756 sqft (163.15 sqm)

DESCRIPTION

Opportunity to occupy a freehold investment property with a vacant 2 bedroom flat arranged over 1st & 2nd floors. The ground floor and basement are occupied by a firm of accountants on a 10 year lease from the 28th August 2020 with no break options. The commercial unit and flat share the ground floor front entrance but are otherwise self-contained.

Commercial	895 sqft	83.15 sqm
Flat	861 sqft	80.00 sqm
TOTAL	1756 sqft	163.15 sqm

PRICE

Offers invited in excess of £500,000 for the freehold interest.

LEASE

Ground floor, basement, and rear garage let to AL Accounting Solutions Ltd on a 10 year effective FRI lease from 28th August 2020 at a rental of £14,000 pax. The lease benefits from an upward only rent review in year 5.

The flat was until recently let on an AST producing £1,050 per calendar month.

LOCATION

The premises lay just south of Croydon town centre on the A235 opposite the Whitgift School. Situated within easy walking distance of local amenities and public transport links; the nearest bus stop is 2 minutes walk from the property and South Croydon Train Station is approximately 7 minutes walk away.

EPC

Flat: D-63

Commercial: D-88

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

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DATE

June 2022

FOLIO NUMBER

30133

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

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