



FORMER PUBLIC HOUSE - FOR SALE

7 Gloucester Road, Croydon CR0 2DH

FOR SALE

Approx 1,990 sqft (184.88 sqm)

DESCRIPTION

Former public house with development/conversion potential.

Ground	912 sqft	84.7 sqm
Lower Ground	369 sqft	34.3 sqm
First	456 sqft	42.38 sqm
Second	253 sqft	23.50 sqm
TOTAL	1990 sqft	184.88sqm

There is access to the side of the premises directly from Gloucester Road.

To the rear is a former garden area with approximately 70 ft in length.

There is a rear Victorian outbuilding unmeasured providing storage facilities.

PRICE

Offers in excess of £500,000 for our clients valuable freehold interest.

LOCATION

The premises are situated just off the Lower Addiscombe Road within approximately 15 minutes of East Croydon Railway Station, Tramlink and Central Croydon.

Retail facilities can be found in Lower Addiscombe Road together with local bus services serving the surrounding area.

RATES

Rateable value: £6,550 (information taken from Valuation Office website).

Non-domestic uniform rates payable at 49.1p in the £ (2019/20)

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
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DATE

January 2020

FOLIO NUMBER

171935 (CL)

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right



HUGGINS STUART EDWARDS

COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS

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