



# Huggins Edwards & Sharp

Incorporating Langlands & Son (Est 1798)

806 Wickham Road  
Shirley  
Croydon  
CR0 8EB

**FOR SALE**

**Approx 1,032 sqft (95.90 sqm)**

Opportunity to acquire a freehold A2 retail investment with a national occupier in a popular local parade. The property comprises a large ground floor shop with a self-contained two bedroom flat above accessed from the rear.

Ground Floor	1,032 sqft	95.9 sqm
2 Bedroom Flat	-	-
<b>TOTAL</b>	<b>1,032 sqft</b>	<b>95.9 sqm</b>

**PRICE** On application.

**INCOME** £14,000 pax. The whole of the premises is demised to Coral Racing Ltd who are holding over their existing lease which has expired but benefits from security of tenure. Negotiations for a new lease have been entered into though a Section 25 Notice has not been served.



[www.hugginsedwards.co.uk](http://www.hugginsedwards.co.uk)

## LOCATION

The property is situated on a popular local retail parade adjacent to the busy A232, which connects West Wickham, with Croydon & Sutton. The parade benefits from a Costcutters, dry cleaners and a variety of independent traders. Nearby West Wickham Rail Station (0.7 miles) provides regular Southeastern services to London's Charing Cross & Cannon Street (approx. 45 mins). Access to the national motorway network is available at M25 Junction 4, which is less than 10 miles away.

## RATES

Rateable value: £6,900 (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 Edwards & Sharp.

## CONTACT

Epsom Commercial Property Department  
Apex House, 10 West Street, Epsom, Surrey KT18 7RG  
T: **01372 740555**  
F: 01372 741002  
E: [info@hes-epsom.co.uk](mailto:info@hes-epsom.co.uk)  
W: [www.hugginsedwards.co.uk](http://www.hugginsedwards.co.uk)

## DATE

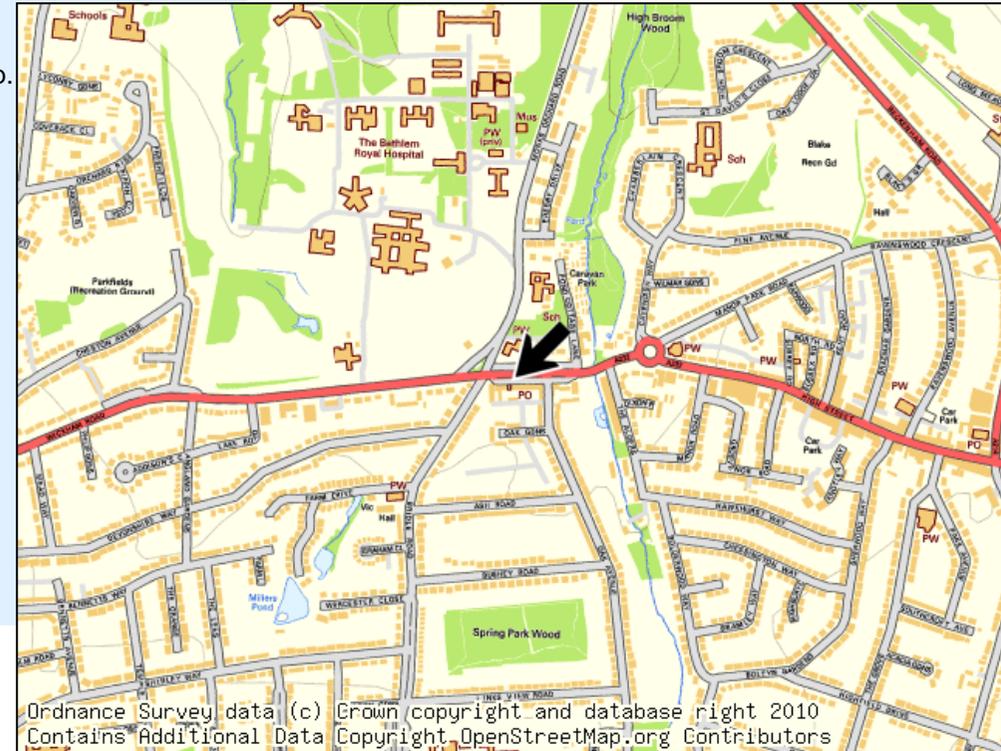
April 2019

## FOLIO NUMBER

19952(CL)

## SUBJECT TO CONTRACT

Important: See Disclaimer Notice below.



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**CHARTERED SURVEYORS • RESIDENTIAL & COMMERCIAL ESTATE AGENTS • PROPERTY MANAGEMENT  
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10 WEST STREET EPSOM SURREY KT18 7RG T: 01372 740555	11-15 HIGH STREET BOOKHAM SURREY KT23 4AA T: 01372 457011	3 BRIDGE STREET LEATHERHEAD SURREY KT22 8BL T: 01372 374806	1 GROVE ROAD SUTTON SM1 1BB T: 020 8642 2266
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