



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	-	-
TOTAL	1,032 sqft	95.9 sqm

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

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
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DATE

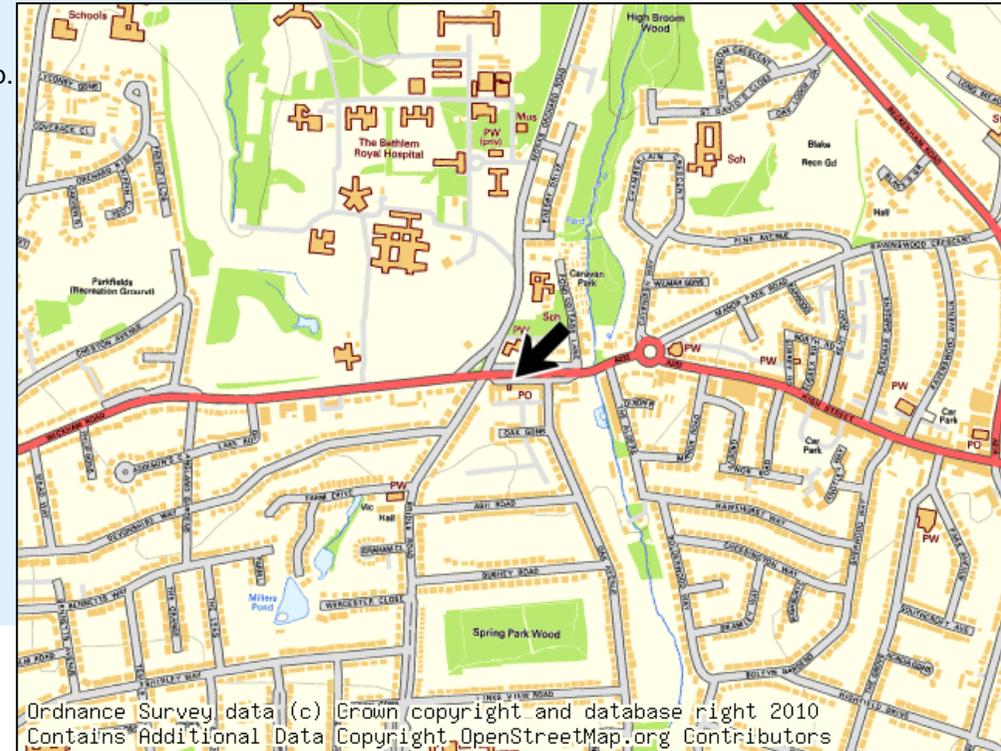
April 2019

FOLIO NUMBER

19952(CL)

SUBJECT TO CONTRACT

Important: See Disclaimer Notice below.



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SURREY KT23 4AA
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3 BRIDGE STREET
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SURREY KT22 8BL
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