



FREEHOLD INVESTMENT FOR SALE

HS HUGGINS STUART
EDWARDS

244-248 High Street, Croydon, CR0 1NF
O.I.E.O £2,100,000 FREEHOLD

244-248 High Street
Croydon CR0 1NF

FOR SALE

Site Area Approx 3,014 sqft (280 sqm)

DESCRIPTION

Rare opportunity to acquire a mixed use investment property in a prominent location within Croydon Town Centre. The property comprises 3 ground floor retail units with ancillary basements and 3 bedroom flats above. 244 and the flats immediately above it are currently let as a whole until 2033 providing £26,000 pax with 5 yearly upward only rent reviews, next review is in January 2023. 246 & 248 are on the market to let at £17,000 pax and £18,000 pax respectively, the flats above are let on AST's producing an income of £2,000 pcm.

PRICE

Offers invited in excess of £2,100,000. Subject to Contract Only.

LOCATION

Prominently positioned in Croydon High Street in close proximity to the town centre. The area is currently undergoing extensive redevelopment and modernisation; Leon House immediately opposite the property has been redeveloped to provide 236 apartments with planning for a further 357 units on the adjacent site. South Croydon Station and Tramlink services are within easy walking distance and multiple bus routes serve this location.

LEGAL COSTS

Each party to bear their own legal costs.

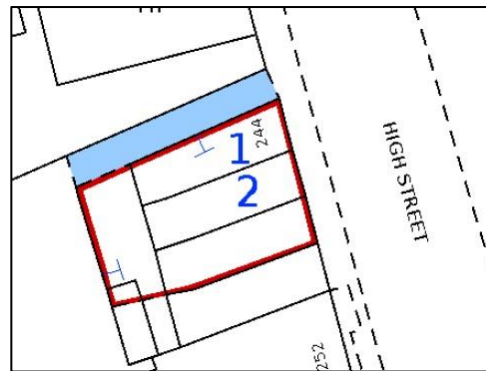
VIEWING

Strictly by appointment via sole agents Huggins Stuart Edwards.

CONTACT

Huggins Stuart Edwards – Croydon Office
102 & 104 High Street, Croydon, CR9 1TN
T: 020 8688 8313
E: croydon@hsedwards.co.uk

Extract from Register Plan P41192



REFERENCE NUMBER

30001CL)

SUBJECT TO CONTRACT

Important: See Disclaimer Notice To The Right



HUGGINS STUART EDWARDS

COMMERCIAL ESTATE AGENTS PROPERTY CONSULTANTS

102 & 104 HIGH STREET
CROYDON
CR9 1TN
020 8688 8313

APEX HOUSE
10 WEST STREET
EPSOM
KT18 7RG
01372 740555

Huggins Stuart Edwards Commercial Ltd is a limited company registered in England & Wales. Company number 12280950. Registered office: Apex House, 10 West Street, Epsom, KT18 7RG. Huggins Stuart Edwards Commercial Ltd for themselves and for vendors or lessors of this property whose agents they are give notice that the particulars are set out as general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Huggins Stuart Edwards Commercial Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. The properties are offered subject to contract and being unsold or unlet and no responsibility is taken for any inaccuracy or expenses incurred in viewing. Huggins Stuart Edwards Commercial Ltd have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination or tested any of the services and no warranty is given or implied. The purchasers or lessees are responsible for making their own enquiries in these regards.

www.hsedwards.co.uk