



**FREEHOLD INVESTMENT FOR SALE**

64-70 Shirley Road  
Croydon, Surrey, CR0 7EP

## FOR SALE

Approx 4,480 sqft (416.20 sqm)

### DESCRIPTION

Opportunity to acquire four shops with forecourt parking, flats above, and yards to the rear. The properties benefit from vehicular access between 66 & 68 Shirley Road. All four properties are currently occupied on individual 10 year FRI leases, with 5 yearly rent reviews. 3 reviews are due in the next 6 months.

66 has the benefit of A5 use as a takeaway on the ground floor, all other properties have A1 retail use on the ground floor.

64 (Shop + 2 bed flat)	1,084 sqft	£15,500 pax
66 (A5+ 2 bed Flat)	1,072 sqft	£15,500 pax
68 (Shop + 2 bed Flat*)	1,100 sqft	£15,500 pax
70 (Shop + 1 bed Flat *)	1,224 sqft	£15,500 pax
<b>TOTAL</b>	<b>4,480 sqft</b>	<b>£62,000 pax</b>
Total Yard (Approx)	2,993 sqft	278.03 sqm

\* Flats are self-contained; access via rear external stairs

### PRICE

£1.7m freehold, subject to contract only.

### DEVELOPMENT POTENTIAL

The properties have potential to be redeveloped subject to planning permission. Notably the neighbouring property 72 Shirley Road obtained planning permission to convert the ground floor retail unit into a 2 bedroom flat. Application number: 04/02056/P.

### LOCATION

Situated in a prominent position within a parade of 11 shops on Shirley Road close to the junction with Bingham Road. Nearby occupiers include an Esso Petrol Station, a Tesco Express, The Cricketers Public House and the Ashburton Library. Nearby bus routes and tram stops provide good public transport links.

### LEGAL COSTS

Each party to bear their own legal costs.

### VIEWING

Strictly by appointment via sole agents Huggins Stuart Edwards.

### CONTACT

Huggins Stuart Edwards – Michael Angus  
102- 104 High Street, Croydon, CR9 1TN  
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### DATE FOLIO NUMBER

August 2020 30021(CL)

### SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART  
EDWARDS**

**COMMERCIAL ESTATE AGENTS  
PROPERTY CONSULTANTS**

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