



FREEHOLD FOR SALE

HS HUGGINS STUART
EDWARDS

42 Croydon Road, Caterham, Surrey, CR3 6QB
£525,000 FREEHOLD

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6QB

FOR SALE

Approx 1,915 sqft (177.98 sqm)

DESCRIPTION

Opportunity to acquire a prominent mid-terrace property on Croydon Road in Caterham town centre. The property comprises an extended ground floor shop, with two self-contained one bedroom flats above. The land to the rear, which abuts a rear service road accessed via Colin Road, has potential to be developed subject to consents.

GF Commercial	1,007 sqft	93.57 sqm
1 st Floor Flat	426 sqft	39.59 sqm
2 nd Floor Flat	482 sqft	44.82 sqm
TOTAL	1,915 sqft	177.98 sqm

PRICE

£525,000

TENURE

Freehold with full vacant possession.

LOCATION

Prominently situated on the busy Croydon Road in Caterham town centre within 200m of Caterham mainline train station, Waitrose and the Church Walk Shopping Centre. A new Lidl store with residential

accommodation above is undergoing development in close proximity to the property. Caterham benefits from excellent transport links; the M25 junction 6 is less than 5 minutes drive away, and the station provides regular services to London Bridge via East Croydon.

RATES & COUNCIL TAX

Rateable value: £10,000 (information taken from Valuation Office website).

Non-domestic uniform rates payable at 49.9p in the £ (2020/21).

42A Croydon Road is within Council Tax Band B.

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

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DATE

February 2021

FOLIO NUMBER

30043

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

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