



**FREEHOLD FOR SALE**

**HS** HUGGINS STUART  
**E** EDWARDS

27 Stafford Road, Croydon, CR0 4NG  
£225,000 FREEHOLD

27 Stafford Road,  
Croydon, CR0 4NG

## FOR SALE

Approx 746 sqft (69.28 sqm)

### DESCRIPTION

Mid-terrace property for sale close to Waddon Station and the Fiveways Junction. The property is available with vacant possession of the ground floor commercial unit which benefits from a kitchen and two WC's. The two flats above are arranged over the 1<sup>st</sup> and 2<sup>nd</sup> floors and have been sold off on 125 year leases from 1986 each producing a ground rent of £150 per annum. The property benefits from a licence to park vehicles at the rear and use of the access road behind the building.

Ground Floor	746 sqft	69.28 sqm
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### USE

Class E (Commercial Business and Service)

### PRICE

£225,000 Freehold.

### LOCATION

The property is located on the South-East side of Stafford Road, forming part of the A232. It is close to the Fiveways junction and within 2 minutes walk of Waddon Train Station which provides regular services to London Bridge via West Croydon Station. The

property is well served by local bus routes with a bus stop located at the end of the parade.

### RATES

Rateable value: £9,500.00

Non-domestic uniform rates payable at 49.9p in the £ (2021/22).

### EPC

Rating C

### 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

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### DATE

June 2021

### FOLIO NUMBER

30063(CL)

### SUBJECT TO CONTRACT

**Important: See Disclaimer Notice to the Right.**



**HUGGINS STUART  
EDWARDS**

**COMMERCIAL ESTATE AGENTS  
PROPERTY CONSULTANTS**

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