



**FREEHOLD INVESTMENT FOR SALE**

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

259 Lower Addiscombe Road Croydon CR0 6RD  
O.I.R.O £600,000 FREEHOLD

259 Lower Addiscombe Road, Croydon,  
CR0 6RD

## FOR SALE

Approx 1,840 sqft (170.94 sqm)

### DESCRIPTION

Opportunity to acquire a freehold investment property in a prime location on the popular Lower Addiscombe Road. The property comprises a ground floor café held on a 20 year lease from 2004 with two flats above held on ASTs. We are advised the rental income from the 1 bedroom flat is £925 per calendar month. The 2 bedroom flat is currently vacant though is on the market to let seeking £1,150 pcm. The Café currently produces £15,250 per annum exclusive. The property benefits from a right of way over the passage way leading to Teevan Road.

Ground Floor Cafe	1,063 sqft	98.74 sqm
2 Bed Flat	443 sqft	41.20 sqm
1 Bed Flat	334 sqft	31.00 sqm
<b>TOTAL</b>	<b>1,840 sqft</b>	<b>170.94 sqm</b>

### PRICE

Offers invited in the region of £600,000.

### TENURE

Freehold.

### LEASE

The ground floor Café is let on a 20 year FRI Lease from 20th October 2004 with five yearly upward only rent reviews. The current rent is £15,250 per annum. The 2019 rent review was not actioned and time is not of the essence.

### INCOME (Per annum)

Commercial: £15,250  
2 bedroom flat: £13,800 (TBC)  
1 bedroom flat: £11,100  
**Total: £40,150 (TBC)**

### LOCATION

The premises are located on the north side of the Lower Addiscombe Road (A222) approximately 1.25 miles east of Croydon Town Centre. The property is in a good trading position within a substantial parade and is approximately 1 minutes walk from Addiscombe tramlink. Nearby occupiers include Greggs and KFC with Boots and Sainsburys Local next door. Parking for up to 1 hour is available immediately outside the premises.

### EPCs

Café: D82, Front Flat: E52, Rear Flat D62

### 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  
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**DATE**                      **FOLIO NUMBER**  
September 2021      30084

### SUBJECT TO CONTRACT

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



**HUGGINS STUART  
EDWARDS**

**COMMERCIAL ESTATE AGENTS  
PROPERTY CONSULTANTS**

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