



FREEHOLD INVESTMENT FOR SALE

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

330 Limpsfield Road, Hamsey Green, South Croydon,  
CR2 9BX  
£500,000 FREEHOLD

330 Limpsfield Road, Hamsey Green, South  
Croydon, CR2 9BX

## FOR SALE

Approx 1,637 sqft (152.11 sqm)

### DESCRIPTION

Opportunity to acquire a freehold investment property in a prominent location on Limpsfield Road. The property comprises a self-contained ground floor shop with 2 flats above accessed via a shared ground floor entrance at the front of the property.

The yard to the rear is accessed via a shared service road and has potential to be redeveloped subject to planning permission.

Ground Floor Shop	661 sqft	61.41 sqm
1 <sup>st</sup> Floor Flat (330a)	532 sqft	49.45 sqm
2 <sup>nd</sup> Floor Flat (330b)	444 sqft	41.25 sqm
Total	1,637 sqft	152.11 sqm
Yard (approx.)	1,260 sqft	117.10 sqm

### PRICE

£500,000 Freehold.

### COMMERCIAL LEASE

The ground floor shop is occupied on a 5 year lease from the 13th April 2022. The lease is contracted outside the Landlord & Tenant Act 1954. The current rent payable is £9,000 rising to £10,000 per annum exclusive in April 2023. There is a tenant only break option on the 14<sup>th</sup> August 2024 on 6 months prior written notice.

### FLATS

The two bedroom flat on the 1<sup>st</sup> floor provides an income of £950 per calendar month with the studio flat on the 2<sup>nd</sup> floor providing £750 pcm. Both flats are held on 12 month Assured Shorthold Tenancies.

### LOCATION

The premises are situated on Limpsfield Road (B269) in this popular local shopping area with bus services immediately outside the front door.

There is good unrestricted local parking in front of the property and elsewhere in the parade. Rail services are available at the nearby Whyteleafe & Upper Warringham train stations.

### LEGAL COSTS

Each party to bear their own legal costs.

### VIEWING

Strictly by appointment via sole agents Huggins Stuart Edwards.

### VIRTUAL TOUR

Available on request.

### CONTACT

Huggins Stuart Edwards – Croydon Office  
102- 104 High Street, Croydon, CR9 1TN  
T: 020 8688 8313  
E: [croydon@hsedwards.co.uk](mailto:croydon@hsedwards.co.uk)

### DATE

January 2023

### FOLIO NUMBER

30166

### SUBJECT TO CONTRACT

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



**HUGGINS STUART  
EDWARDS**

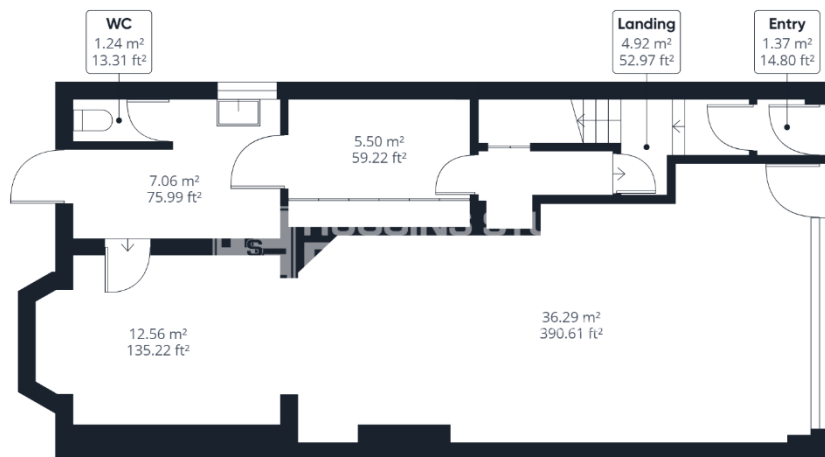
**COMMERCIAL ESTATE AGENTS  
PROPERTY CONSULTANTS**

102-104 HIGH STREET  
CROYDON  
CR9 1TN  
**020 8688 8313**

APEX HOUSE  
10 WEST STREET  
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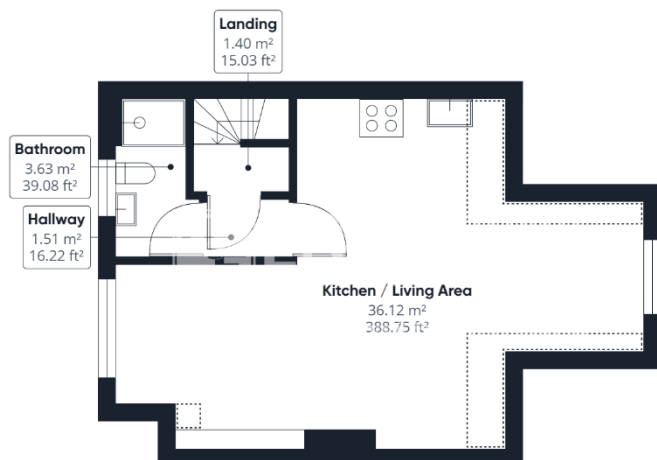
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Ground Floor



Floor 1



Floor 2

Approximate total area<sup>(1)</sup>

170.81 m<sup>2</sup>

1838.56 ft<sup>2</sup>

Reduced headroom

4.61 m<sup>2</sup>

49.63 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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