



**CLASS E UNIT TO LET/ FOR SALE**

178 Addington Road, Selsdon, CR2 8LB

## TO LET/ FOR SALE

Approx 655 sqft (60.89 sqm)

### DESCRIPTION

Opportunity to occupy or acquire a ground floor retail/class E unit located in the heart of the main shopping area in Addington Road. The property benefits from rear access, a kitchen area, disabled WC and rear parking. The interior is currently divided into rooms with several demountable partitions that can be removed to create a large open plan unit if required. The property is available for rent or the freehold is available for sale with vacant possession of the shop. The flat above is sold off on a 125 year lease from 1990 producing a ground rent of £125 per annum.

Ground Floor	655 sqft	60.89 sqm
--------------	----------	-----------

### RENT

£18,750 per annum exclusive

### SALE PRICE

OIRO £270,000 Freehold

### LEASE

New Lease. Terms to be agreed.

### LOCATION

The property is situated in the main shopping area on Addington Road in Selsdon close to the junction with Farley Road. Nearby occupiers include Costa Coffee, KFC, Dominos Pizza and Aldi. Addington Road is a major thoroughfare between West Wickham and Purley and is well served by local bus routes. Short term customer parking and loading bays are available in the parade. The rear service road is accessed via Old Farleigh Road. The nearest station is Sanderstead, approximately 2 miles from the property.

### RATES

Rateable value: £16,000. Rates payable at 49.9p in the £ (2023/24)

### USE

Class E (Commercial Business & Service)

### EPC

Commissioned.

### VIRTUAL TOUR LINK

<https://tour.giraffe360.com/1a58edbf4fb476988044ba0bef5b0c4/>

### 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  
T: 020 8688 8313  
E: [croydon@hsedwards.co.uk](mailto:croydon@hsedwards.co.uk)

### DATE

April 2023

### FOLIO NUMBER

30186

### 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  
EPSOM  
KT18 7RG  
**01372 740555**

Huggins Stuart Edwards Commercial Ltd is a limited company registered in England & Wales. Company number 12280950. Registered office: Apex House, 10 West Street, Epsom, KT18 7RG. Huggins Stuart Edwards Commercial Ltd for themselves and for vendors or lessors of this property whose agents they are give notice that the particulars are set out as general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Huggins Stuart Edwards Commercial Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. The properties are offered subject to contract and being unsold or unlet and no responsibility is taken for any inaccuracy or expenses incurred in viewing. Huggins Stuart Edwards Commercial Ltd have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination or tested any of the services and no warranty is given or implied. The purchasers or lessees are responsible for making their own enquiries in these regards.

[www.hsedwards.co.uk](http://www.hsedwards.co.uk)

