



INVESTMENT FOR SALE

HS HUGGINS STUART
EDWARDS

89 Lower Addiscombe Road, Croydon, CR0 6PT
OIRO £300,000 FREEHOLD

89 Lower Addiscombe Road, Croydon, CR0
6PT

FOR SALE

Approx 1,450 sqft (134.68 sqm)

DESCRIPTION

Opportunity to purchase a freehold investment in a prominent position on the busy Lower Addiscombe Road. The ground floor is occupied and used as a restaurant benefitting from a large seating area over ground floor and basement, plus a good-sized kitchen leading to a rear storeroom, yard area, and rear access to Warren Road. The flats above are sold off on long leases.

Ground Floor	965 sqft	89.58 sqm
Basement	485 sqft	45.10 sqm
TOTAL	1,450 sqft	134.68 sqm

COMMERCIAL LEASE

Ground floor and basement let to the restaurant Les Calices, on a 20 year lease beginning 1st December 2017 and expiring 31st November 2037. There are 5 yearly rent reviews and the current rent is £20,000 per annum exclusive.

FLAT LEASES

1st floor flat is sold off on a long lease and has reversionary potential with 64 years unexpired. Ground Rent of £250 is payable per annum.

2nd floor flat is sold off on a long lease with 190 years unexpired. Ground rent of a peppercorn is payable per annum.

PRICE

Offers invited in the region of £300,000.

LOCATION

Well positioned on Lower Addiscombe Road, close to the junction with Leslie Park Road. The property forms part of a small prominent parade providing a variety of amenities. East Croydon Station is less than 15 minutes walk away and the property is well served by local bus routes. Addiscombe is the nearest Tram stop with the network connecting Croydon with Bromley, Merton & Sutton.

RATES

Rateable value: £15,000. Rates payable at 49.9p in the £ (2024/25).

EPC

D-94

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

DATE FOLIO NUMBER

June 2024 30247

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

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