FREEHOLD FOR SALE

HUGGINS STUART EDWARDS

290 High Street, Croydon, CR0 1NG
£275,000 FREEHOLD

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FOR SALE

Approx 1,128 sqft (104.8 sqm)

DESCRIPTION

Opportunity to acquire a freehold investment property in Croydon town centre. Situated in a prominent trading position on the High Street the property comprises a fully refurbished retail unit arranged over ground floor and basement which has been fitted out to a high standard. The refurbished flats above are sold off on long leases.

Ground Floor	693 sqft	64.36 sqm
Basement	435 sqft	40.44 sqm
TOTAL	**1,128 sqft**	**104.8 sqm**

PRICE & TENURE

£275,000. Freehold, subject to the existing leases.

COMMERCIAL LEASE

Ground floor and basement is let to Sabrina Crawford on a 15 year FRI lease contracted outside the Landlord & Tenant Act 1954 from 1st May 2023. The annual rent payable is £21,000 per annum exclusive. The lease includes 5 yearly upward only rent reviews.

FLAT LEASES

290a & 290b are sold off on 125 year leases from 3rd July 2006. The ground rents are £100 per annum per flat doubling every 25 years.

LOCATION

The property is situated in a prominent location on the busy Croydon High Street which offers a variety of national and local occupiers including restaurants, bars, retail services and offices. The property is within easy walking distance of central Croydon and public transport hubs, such as South & East Croydon Stations. The property is also well served by local bus routes.

VIRTUAL TOUR LINK (GROUND FLOOR & BASEMENT)

https://tour.giraffe360.com/e896fda5285e4fe0863ec26b1933a533/?lsf=1

EPC

290- B-43
290a- C-71
290b- C-78

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

January 2026

FOLIO NUMBER

30259

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

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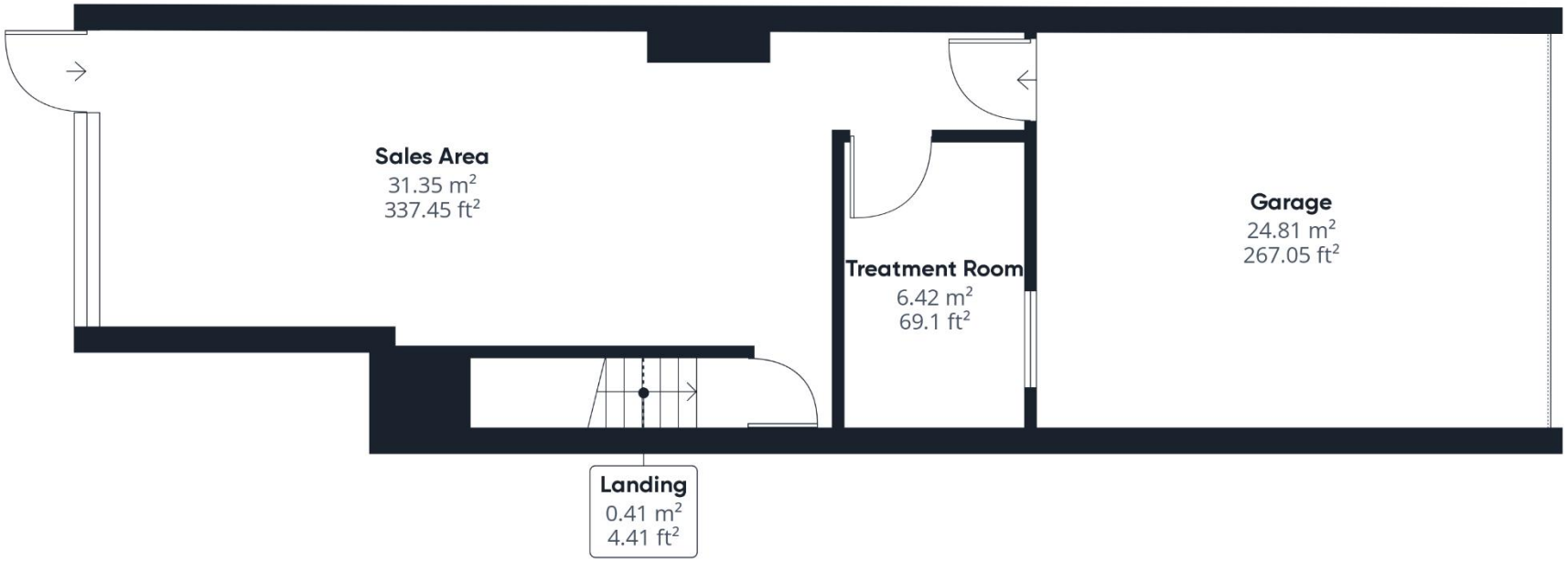

Approximate total area(1)

62.99 m²

678.01 ft²

Reduced headroom

1.46 m²

169.53 ft²

(1) Excluding balconies and terraces

Reduced headroom

····· Below 1.5 m/5 ft

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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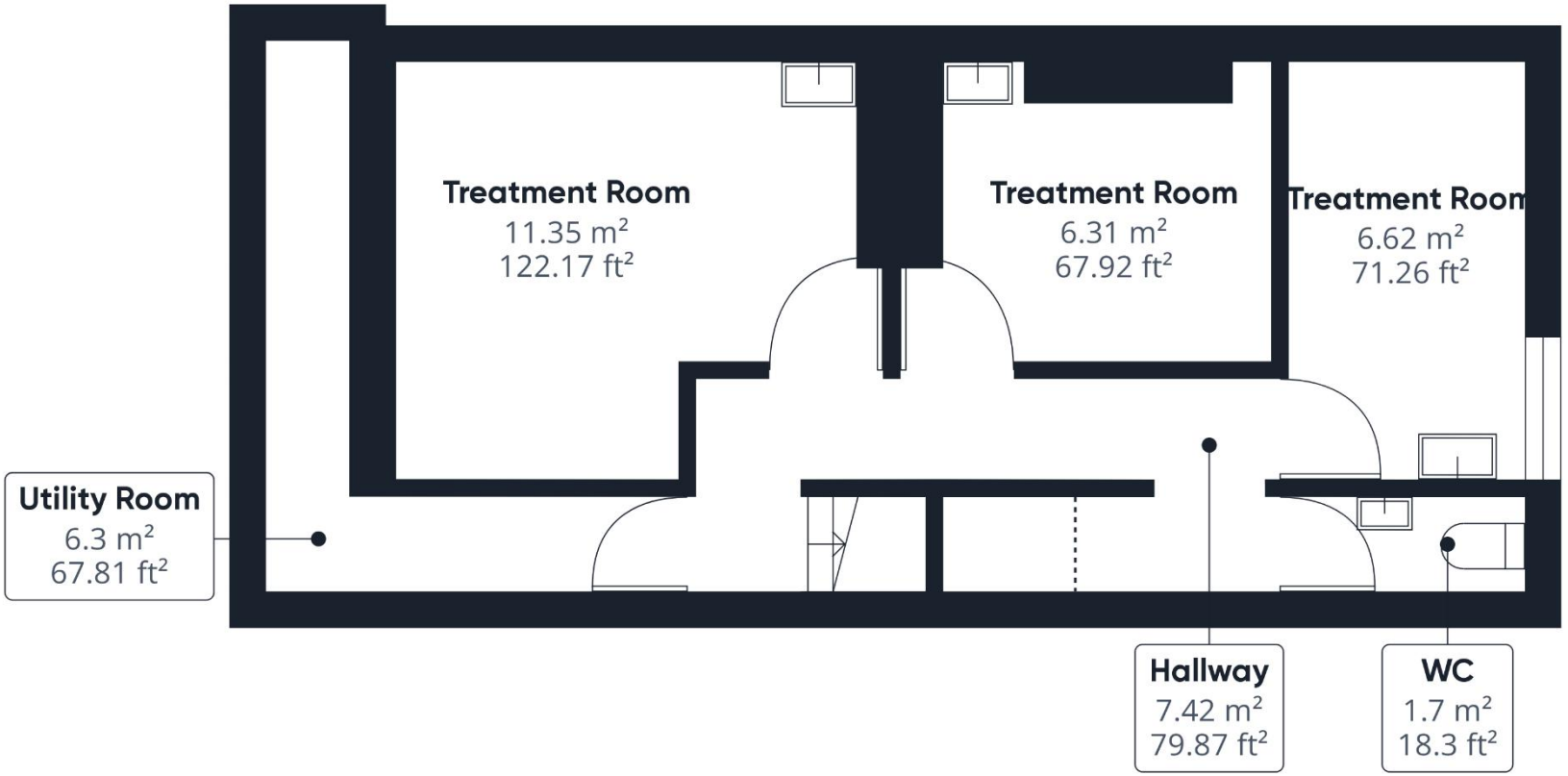

Basement

Approximate total area(1)

39.7 m²

427.33 ft²

Reduced headroom

0.69 m²

80.19 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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