



MIXED USE INVESTMENT FOR SALE

**HS HUGGINS STUART
EDWARDS**

**90 High Street, Croydon, CR0 1ND
£800,000 PLUS VAT FREEHOLD**

90 High Street, Croydon, CR0 1ND FOR SALE

Approx 2,268 sqft (210.75 sqm)

DESCRIPTION

Opportunity to occupy a mixed-use High Street investment in Croydon. The property comprises a well-presented retail unit on the ground floor, a 2 bedroom maisonette above let on an AST and a basement wine bar/nightclub occupied on a 20 year lease from 2009. The shop is to be offered vacant with an estimated ERV of £25,000 pax. The maisonette and basement produce a combined income of £31,800 pax.

Ground Floor	870 sqft	80.83 sqm
Basement	769 sqft	71.46 sqm
2 Bed Maisonette	629 sqft	58.46 sqm
Total	2,268 sqft	210.75 sqm

PRICE

£800,000 plus VAT.

LEASES

GF Shop- Offered Vacant (ERV £25,000 pax)

Basement- £15,000 per annum exclusive plus VAT. 20 year FRI Lease from 1st November 2009.with 4 yearly upward only rent reviews. Next review December 2025.

Maisonette- Let on a 12 month AST from March 2025 producing £1,400 pcm (£16,800 per annum.)

LOCATION

Situated in a prominent corner position on the High Street the property. Centrally located adjacent to the Croydon Flyover the property is surrounded by a variety of businesses including retail, restaurants, offices, and other traders. East & West Croydon Stations are approximately 10 minutes walk away and the property is well served by local bus routes. The nearest tram stop on George Street is a 5 minute walk away.

EPCs

Shop-D-79, Basement- D-78, Maisonette- D-55

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

March 2025

FOLIO NUMBER

30293

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

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