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property consultants

282 High Street | Croydon | CR0 1NG
INVESTMENT/DEVELOPMENT OPPORTUNITY

282 High Street | Croydon | CR0 1NG | FREEHOLD SHOP & UPPERS FOR SALE

- basement, ground, first & second floors
- 223.90 m² (2,410 ft²) approx
- a1 (retail), a2 (financial/professional services), a3 (restaurant) & c3 (residential) uses
- prominent corner building near town centre
- planning permission above for 1 x 1 & 1 x 2 bed flats
- guide price: £695,000 freehold

DESCRIPTION

Prominent end of terrace corner premises, arranged over the basement, ground, first and second floors, previously used as a bar with office and residential accommodation above.

The ground floor area is currently open plan, with a return frontage and rear fire exit. The basement is accessed via a rear internal staircase, leading into an open plan room, with separate store room, 2 WC's and additional fire exit.

Planning permission has recently been granted (19/04707/FUL) to convert the existing 2 bedroom self-contained maisonette on the first and second floors into 2 flats, both with balconies.

LOCATION

Situated in a prominent position on High Street in Croydon, close to the junction with South End (A235) and within walking distance into Croydon town centre and Old Town.

Neighbouring occupiers include; Tesco, Mail Boxes Etc, Domino's, Coughlans, Crown & Pepper, Dial-a-Flight, Galicia, Call Print and other independent and local traders.

East and South Croydon mainline railway and tram stations are both within walking distance, providing services to Clapham Junction, London Bridge, London Victoria, Gatwick Airport and Bedford. There are also buses serving the area, located on the High Street.

ACCOMMODATION

Basement	72.00 m ²	775 ft ²
Ground	72.00 m ²	775 ft ²
First	43.20 m ²	465 ft ²
Second	36.70 m ²	395 ft ²
Total (existing)	223.90 m²	2,410 ft² N.I.A.

TENURE

Freehold, with vacant possession of the upper parts and the benefit of a new 15 year lease on the ground floor and basement at a headline rent of £25,000 per annum.

VIEWINGS

Contact Freeholders sole agents: -



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