

Hooper

NAYLOR FRIEND

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## **FREEHOLD SHOP AND FLAT** **FOR SALE**

PART OF A WELL-ESTABLISHED LOCAL SHOPPING AREA, ON THE SOUTHERN SIDE OF THE BUSY LOWER ADDISCOMBE ROAD (A222) OPPOSITE THE JUNCTION WITH ALEXANDRA ROAD.

### **32/32A LOWER ADDISCOMBE ROAD,** **CROYDON, SURREY, CR0 6AA**

#### **LOCATION**

The property is part of a well-established local shopping area, on the southern side of the busy Lower Addiscombe Road (A222) opposite the junction with Alexandra Road.



Ground Floor -		
Shop Frontage	8 ft widens to rear	(2.44 m <sup>2</sup> )
Depth	51'9	(15.77 m <sup>2</sup> )
Area	470 ft <sup>2</sup>	(43.66 m <sup>2</sup> )
First Floor -		
Studio Flat		

*\*All areas and dimensions are approximate*



## **DESCRIPTION**

The property comprises a mid-terrace property comprising a ground floor shop and self-contained studio flat on the first floor. The shop was previously used as an Estate Agent and is mainly open-plan with a WC at the rear. The flat is approached via a private entrance at the front of the property and comprises a bedroom, bathroom and kitchen/diner.

## **TENURE**

Freehold for sale with vacant possession of the shop but subject to an Assured Shorthold Tenancy on the flat. We understand the rent received is £550 per month.

## **USE/PLANNING**

We understand the property currently falls within Class A1 (Shop) of the Current Town and Country (Use Classes) Order but prospective purchasers are advised to make their own enquiries of the local Planning Authority concerning existing and potential changes of use prior to offer.

## **PRICE**

**£240,000 (two hundred and forty thousand pounds)** is sought.

## **V.A.T.**

All rental and capital figures quoted within these details are exclusive of V.A.T. unless otherwise stated.

**SUBJECT TO CONTRACT**