

Hooper

NAYLOR FRIEND

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LARGE LOCK-UP SHOP **FOR SALE OR TO LET**

45/47 WADDON ROAD CROYDON
SURREY CR0 4LH

LOCATION

The property forms part of a well-established shopping parade situated in an area between Croydon Town Centre and Purley Way, almost opposite the junction of Waddon New Road and Waddon Road.



Frontage	22 ft 8 ins	(6.91m)
Front Retail	480 ft ²	(44.59m ²)
Offices/Staff Facilities	300 ft ²	(27.87m ²)
Rear Storage	520 ft ²	(48.31m ²)
Total	1300 ft ²	(120.77 m ²)

- All areas and dimensions are approximate

DESCRIPTION

A lock-up shop unit comprising an open-plan retail area at the front with offices and staff facilities to the rear. At the back of the shop there is ancillary storage space, and a small enclosed yard. There is no vehicular access from the rear. (Note: a restrictive covenant prevents the sale of alcohol from the premises).

TENURE

Freehold for sale with vacant possession of the ground floor shop. We understand the flats above have been sold on long leases – OR, shop to let on a new lease.

USE/PLANNING

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

RENT

An initial rent of **£10,000 (ten thousand pounds)** per annum exclusive is sought.

PRICE

£150,000 (one hundred and fifty thousand pounds) for the freehold with vacant possession of the ground floor.

V.A.T.

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

SUBJECT TO CONTRACT

Messrs HOOPER NAYLOR FRIEND for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. 2) no person in the employment of Messrs HOOPER NAYLOR FRIEND has any authority to make or give any representative warranty whatever in relation to this property.