

james ashley commercial
property consultants

206 & 206a High Street | Croydon | Surrey | CR0 1NE

MIXED-USE FREEHOLD INVESTEMENT

206 & 206a High Street | Croydon | Surrey | CR0 1NE | FREEHOLD SHOP & UPPERS

- basement, ground, first & second floors
- 224.35 m^2 (2,415 ft^2) approx.
- shop & basement let to a delicatessen
- tenanted self-contained 3 bed maisonette
- current income: £33,900 per annum (erv £47,800 pa)
- price: £695,000 freehold

DESCRIPTION

Prominent corner shop premises with basement and small yard let to a delicatessen. The shop is currently arranged as a front sales area, rear kitchen/prep area, store room and WC. The basement/cellar is used as additional storage.

The upper parts comprise a large 3 bedroom self-contained maisonette with roof terrace arranged over the first and second floors, accessed from the rear. The building has development potential and asset management angles.

LOCATION

Situated in a prominent corner position on the High Street and Laud Street, in Croydon town centre.

Neighbouring occupiers include; Domino's Pizza, Premier Convenience Store, Greggs, Sainsburys Local, Chicken Valley, Tops Pizza and Mail Boxes Etc, together with a good vibrant mix of other independent and local traders.

East Croydon mainline railway, tram and bus station is within walking distance, providing services to central London Victoria, London Bridge, Clapham, Brighton, Gatwick, Watford and Bedford. There are also buses serving the area located on the High Street.

ACCOMMODATION

Basement	42.27 m^2	455 ft^2
Ground Floor	68.75 m^2	740 ft^2
First Floor	67.82 m^2	730 ft^2
Second Floor	45.52 m^2	490 ft^2

TENURE

Freehold, with the benefit of a 10 year lease on the shop and basement from May 2017 at a passing rent of £20,100 per annum (ERV £25,000 pa).

The flat is let on an Assured Periodic Tenancy at a passing rent of £1,150 per calendar month (ERV £1,900 pcm).

VIEWING

By prior arrangement by contacting the vendors sole letting agents:

James Stefanopoulos or **Ashley Brudenell**





james ashley commercial
property consultants

info@james-ashley.co.uk
020 7127 8781
james-ashley.co.uk

James Ashley and any joint agents give notice that; 1). They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon. 2). Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and James Ashley have not tested any services, equipment or facilities. Interested parties must satisfy themselves by inspection or otherwise.