



**James ashley**  
**commercial**  
property consultants

70 Lower Addiscombe Road | East Croydon | CR0 6AB  
FREEHOLD SHOP FOR SALE

# 70 Lower Addiscombe Road | East Croydon | CR0 6AB | FREEHOLD SHOP FOR SALE

- ground floor
- 74.32 m<sup>2</sup> (800 ft<sup>2</sup>) approx.
- 'e' use class
- development potential - s.t.p.
- price: £185,000 freehold
- near train station

## DESCRIPTION

End of terrace lock-up shop, currently a hairdressers arranged as an open plan front sales area with air conditioning, store room, kitchen and single WC. There is a small outside area to the rear of the premises.

We understand that the shop currently has an 'E' Use Class. The flat above has been sold off on a long lease. There is potential to convert the ground floor into residential - subject to planning.

## LOCATION

Situated in a prominent position on Lower Addiscombe Road (A222), between Cherry Orchard Road and Leslie Park Road, opposite Morlard Road (B243).

Neighbouring occupiers include; Co-Op Food, Papa Johns, Tesco Express, Jewson, William Hill and Premier Express, together with a good mix of other independent and local traders.

East Croydon mainline railway, tramlink and bus stations are all within walking distance, providing services to central London, Clapham, Brighton, Gatwick, Bedford, Wimbledon and Beckenham. There are also buses serving the area located on Lower Addiscombe Road.

## ACCOMMODATION

|              |                      |                     |        |
|--------------|----------------------|---------------------|--------|
| Ground floor | 74.32 m <sup>2</sup> | 800 ft <sup>2</sup> | N.I.A. |
|--------------|----------------------|---------------------|--------|

## TENURE

Freehold, with vacant possession of the shop from October 2024 and with the flat above sold off on a 99 year lease from 2007.

## BUSINESS RATES

We understand that the current rateable value is £11,250. Contact Croydon Council on 020 8726 6000 to confirm what amount is actually payable.

## VIEWING

Strictly by prior appointment via the landlords sole selling agents: -

**James Stefanopoulos or Ashley Brudenell**



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