

STAPLETON LONG

Estate Agents & Chartered Surveyors

EST 1907



North End, Croydon, CR0 1UD

Fantastic 1,686 sq ft Freehold Building

Fully Let

Prime Location

£1,350,000 Freehold

TO VIEW THIS PROPERTY CALL: 020 8670 9111

Email: norwood.sales@stapletonlong.co.uk

www.stapletonlong.co.uk

This fantastic opportunity to purchase this freehold building comprising of a Ground Floor Shop currently let for 10 years from 8 April 2021 on the equivalent of full repairing and insuring terms at £55,000 pa. There is a tenant only break clause (exercisable on 6 months' written notice) and an upward only rent review at the end of the fifth year which has not yet been implemented.

The Upper Parts are let on ASTs as follows:

North End, CR0

Approximate Gross Internal Area = 80.3 sq m / 864 sq ft

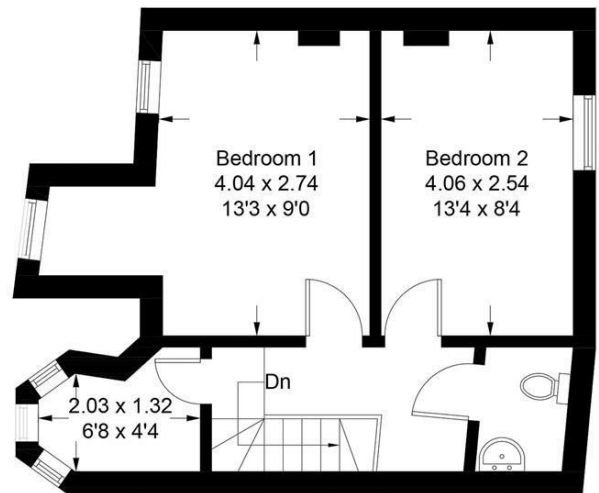
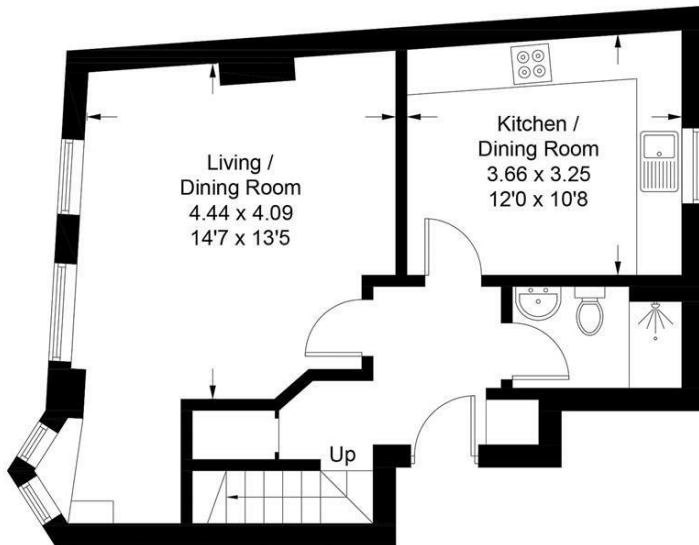
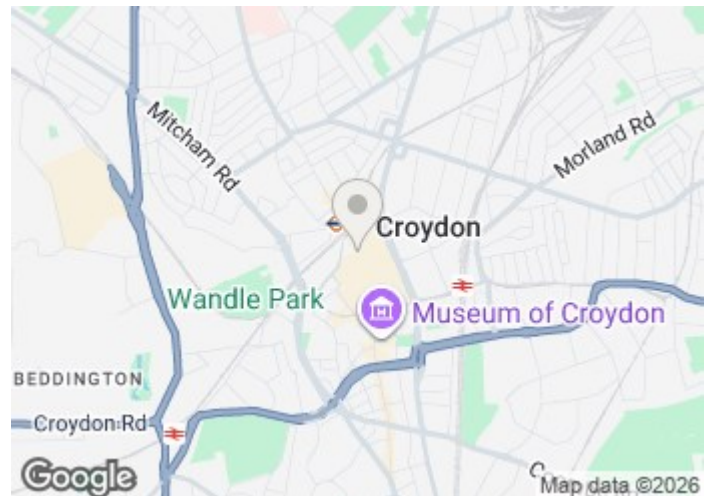


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1186458)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		63	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			80
(81-91) B			
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102A (First Floor) with a current rental of £1,283 pcm, being £15,396 pa

102B (Second Floor) with a current rent at £1,000 pcm being £12,000 pa,

102C (Third & Fourth Floors) with a current rent of £1,350 pcm being £16,200 Current

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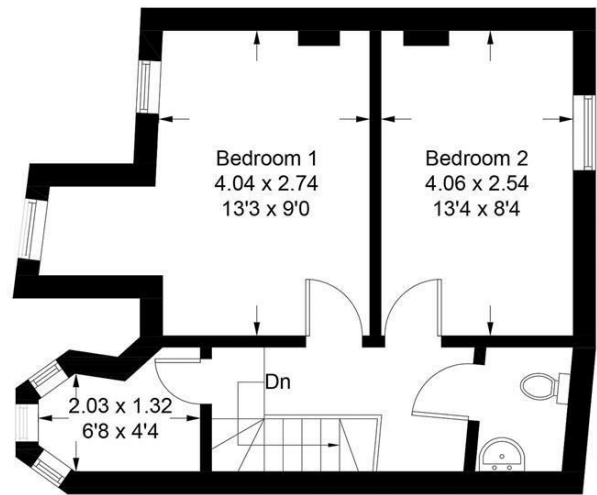
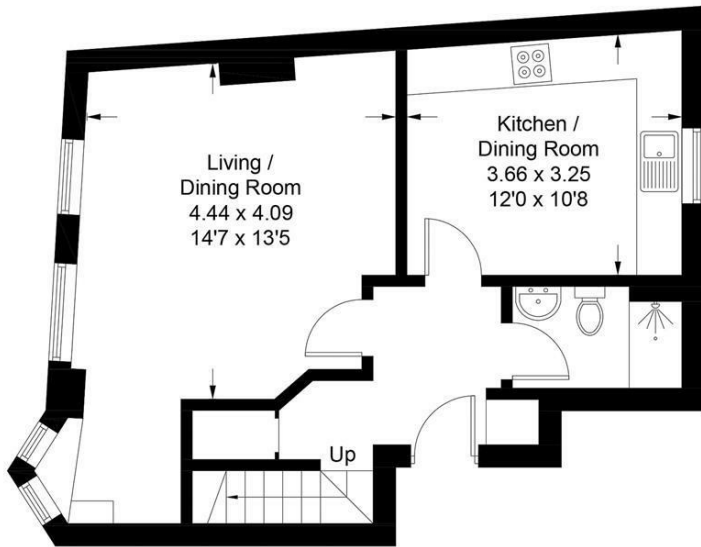
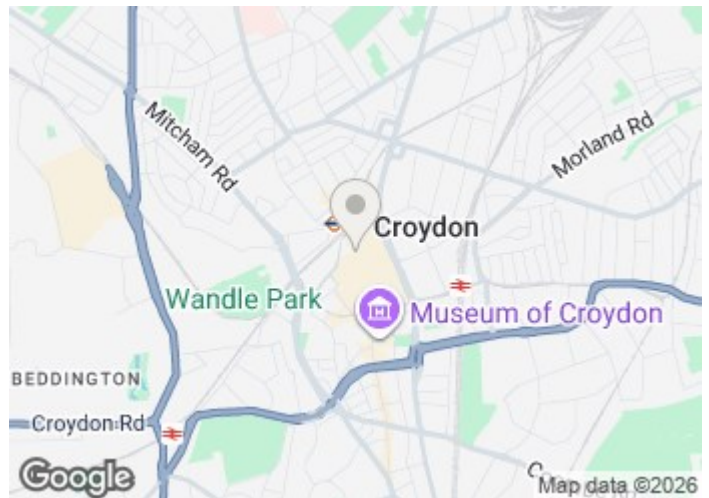


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Total Rent: £98,596 pa subject to reviews.

Viewings highly recommended

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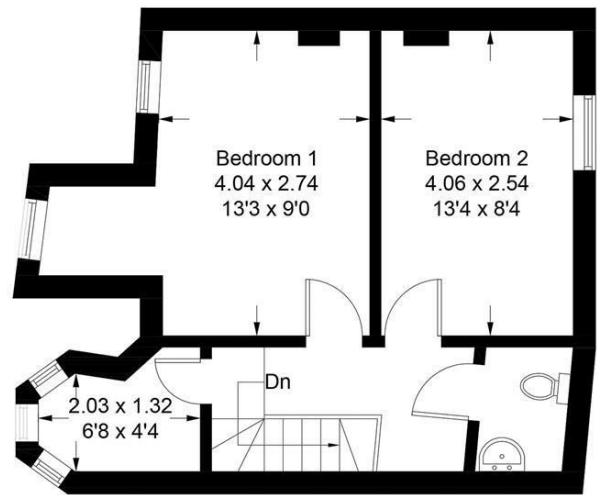
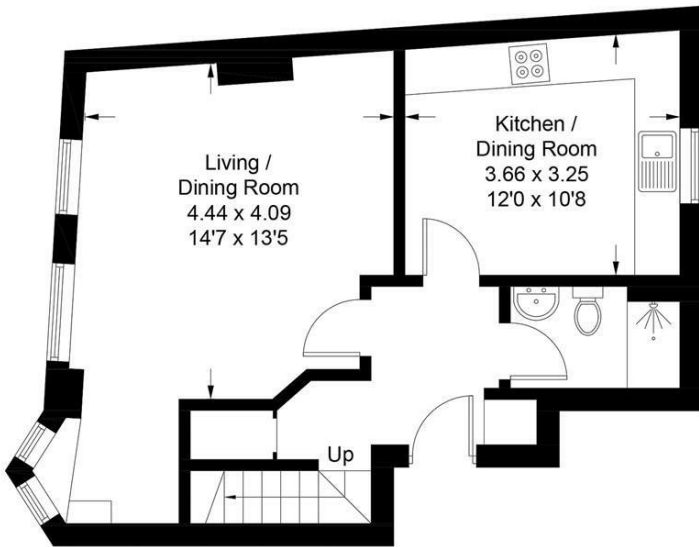
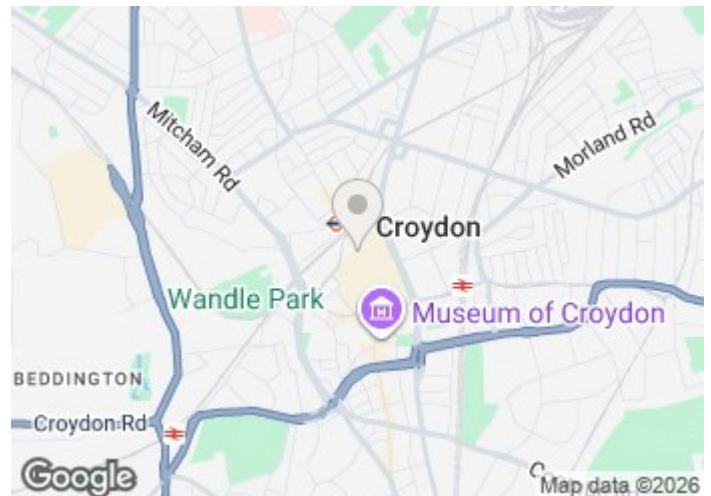


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