

Ref: AGT/sg /0:3540



PROPERTY CONSULTANTS
CHARTERED SURVEYORS
VALUERS & ESTATE AGENTS

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VIRTUAL FREEHOLD FOR SALE
PROMINENT SHOP UNIT,
REAR GARAGE AND STORE PLUS CAR PARKING
(POTENTIAL TO EXTEND - SUBJECT TO PLANNING PERMISSION)



157 SHIRLEY ROAD, CROYDON CR0 8SS

LOCATION:

Situated in a prominent position within an established parade. Shirley Road links Addiscombe Road with Wickham Road (A232) which provide road access between Croydon and West Wickham.

These Particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed nor do they constitute an offer or contract

DESCRIPTION:

Comprises a ground floor retail unit previously used as a sunbed salon with kitchenette and cloakroom/WC. To the rear of the property there is an external storage area, garage and car parking accessed via a shared service road. Our clients consider there is potential to extend the property to provide additional accommodation, subject to the grant of planning permission. Prospective purchasers should make their own enquiries of London Borough of Croydon Planning Dept. (020 8686 4433)

ACCOMMODATION:

(with approximate dimensions and floor areas)

Shop approx.	580 sq.ft.	(53.88m ²)
	Kitchenette	
	Cloakroom/WC	
Covered storage approx.	100 sq.ft.	(9.38m ²)
Garage approx.	180 sq.ft.	(16.72m ²)
Car parking space - access via shared service road.		

TENURE:

999 year lease granted from 24th June, 1982 at a nominal rental.

PRICE:

£185,000 for the benefit of our client's long leasehold interest.

RATES PAYABLE:

We understand from a verbal enquiry of the London Borough of Croydon that the rates payable on the premises are **£3,160.90** (2011/2012 Assessment). Interested parties are *strongly* advised to check the actual rates liability with the Local Authority direct.

VAT:

We are advised by our Clients that VAT *will not* be payable upon the purchase price under current legislation.

VIEWING:

**STRICTLY by arrangement with the Owner's Agents:
LINAYS COMMERCIAL Tel: 01689 875511**

THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order of fit for the purpose. Prospective Purchasers/Lessees are advised to obtain verification from their Solicitor or Surveyor. References to the tenure of this property are based on information supplied by our Clients. The Agent has not had sight of the Title Documents and prospective Purchasers/Lessees are advised to obtain verification from their Solicitor.

These Particulars do not form, nor form any part of, an offer or contract. Neither Linays Commercial nor any of their employees has any authority to make or give further representations or warranties to the property