

SHIRLEY

131/131A WICKHAM ROAD

CRO 8TE

LINAYS

COMMERCIAL

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FREEHOLD RETAIL INVESTMENT FOR SALE – PROMINENT POSITION

Location

Shirley is a South East London suburb located within the London Borough of Croydon.

The premises are situated in a prominent position within an established parade located on the A232 which links Croydon Town Centre and West Wickham. The area is served well by local bus services and West Wickham Railway Station is approximately 1.6 miles in distance offering services to central London with an approximate journey time of 30 minutes.

Surrounding occupiers include a mixture of retail, restaurant, takeaway and professional office occupiers.



Description

The premises comprises a mid-terraced property arranged over ground with two upper floors. The ground floor comprises a retail unit which is currently let to a private individual. A separate residential maisonette is arranged over first and second floors (sold upon a long lease).

Accommodation

(with approximate dimensions and floor areas)

Ground Floor Shop

Internal Width	19'4"	(5.89m)
Sales Depth	29'1"	(8.86m)
Rear Ancillary Office	83.32 ft ²	(7.74 m ²)
Rear lobby	-	-
WC	-	-
Total Floor Area Approx.	682 sq.ft	(63.35 m²)

First & Second Floor (not inspected) – We understand comprises a maisonette accessed via the rear of the property incorporating lounge, kitchen, two bedrooms and bathroom/WC.

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

Tenure	Commercial Energy Performance Certificate
<p><u>Ground Floor Shop</u> Let upon a full repairing and insuring lease to a private individual for a term of 4 years from 18 November 2017, expiring on 17th November 2021 at a current rental of £14,956 per annum exclusive. The lease is granted outside the security provisions of the Landlord and Tenant Act 1954 (as amended)</p> <p><u>Maisonette (131a)</u> Sold upon a lease expiring 2084 at a current ground rent of £80 per annum.</p> <p><u>Total Income: £15,036 per annum</u></p>	<p>Assessment awaited</p>
Price	Legal Costs
<p>£230,000 (Two Hundred and Thirty Thousand Pounds) for the benefit of our client's freehold interest subject to the existing leases granted.</p>	<p>Each party to pay own legal fees in respect of this transaction.</p>
VAT	Viewings
<p>We are advised by our clients that VAT will not be payable upon the sale price under current legislation.</p>	<p>Available by prior appointment via Linays Commercial Limited.</p> <div data-bbox="933 1524 1216 1724" data-label="Image"> </div> <p>Contact: Adrian Tutchings Toby Allitt</p> <p>Email: commercialproperty@linays.co.uk ta@linays.co.uk</p>
Notes	<p>Viewing appointments will not be available in respect of the maisonette.</p>
<p style="text-align: center;"><small>THE PROPERTY MISDESCRIPTIONS ACT 1991</small></p> <p><small>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/Lesseees 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/Lesseees are advised to obtain verification from their Solicitor.</small></p> <p><small>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</small></p>	