



**jamescommercial**  
property consultants

4a-10 Selsdon Road | South Croydon | Surrey | CR2 6PA  
**LARGE SHOP WITH BASEMENT TO LET**

# 4a-10 Selsdon Road | South Croydon | CR2 6PA | LARGE SHOP WITH BASEMENT

- ground floor & basement
- 157.93 m<sup>2</sup> (1,700 ft<sup>2</sup>) approx.
- 'e' use class
- rent: £40,000 per annum exclusive
- loading bay directly outside
- alternative uses considered - stp

## DESCRIPTION

Large mid terrace retail premises arranged over the ground floor and basement (formally a D.I.Y. store), with an open plan front sales area, managers office, single WC and a covered rear storage area/yard.

We understand that the premises benefit from 'E' Use Class, so alternative uses such as, medical, educational, training, leisure, office or restaurant (subject to planning for ducting) will be considered, without the need for a change of use.

## LOCATION

Situated on Selsdon Road (B275), between Brighton Road (A235) and Bartlett Street in South Croydon.

Neighbouring occupiers include; Tesco Express, Budgens, Nat West, Richer Sounds, Fabric World, Cycle King, The Tanning Shop, Coral, Perfect Fried Chicken, Post Office, as well as other independent and local traders.

South Croydon mainline railway station is within walking distance, providing services to London Bridge, East Croydon, Caterham and Tattenham Corner. There are also various buses serving the area located on Brighton Road.

## ACCOMMODATION

Ground floor	116.59 m <sup>2</sup>	1,255 ft <sup>2</sup>	
Basement	41.34 m <sup>2</sup>	445 ft <sup>2</sup>	
Total	157.93 m <sup>2</sup>	1,700 ft <sup>2</sup>	N.I.A.

## TENURE

A new Full Repairing and Insuring lease is being offered, on terms to be agreed (available from the end of March 2022).

## BUSINESS RATES

We are advised that the current Rateable Value is £26,000. Please contact Croydon Council on 020 8726 7000 to confirm what amount will be payable per annum.

## VIEWINGS

Strictly by prior appointment only, via landlords sole agents: -

**James Stefanopoulos or Ashley Brudenell**



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