

To Let – Ground Floor Shop Addington Road, Selsdon



## Retail Unit to Let

188-190 Addington Road, Selsdon, South  
Croydon, CR2 8LB

- Leasehold opportunity
- Former bank on the south side of Addington Road (A2022)
- Ground floor unit within a 3-storey mixed use terrace building on Addington Road
- Abutted by comparable mixed-use schemes comprising retail and residential uses

**RENT ON APPLICATION**

## Location

The property is situated on the south side of Addington Road (A2022) which links with the A232 to Bromley and Beckenham and the A212 to central Croydon. Junction 6 of the M25 is approximately six miles distant, providing access to the national motorway network. Various bus routes operate along Addington Road.

## Situation

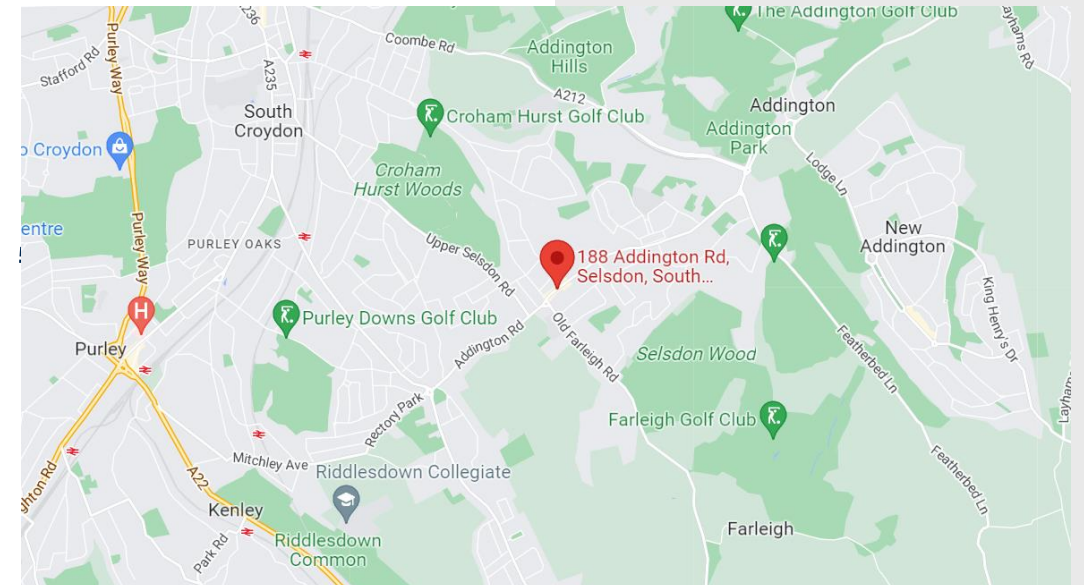
Selsdon is a suburb of Croydon offering neighbourhood retail facilities. There is generally a mix of national multiples and a significant number of independent local retailers.

The nationals include Aldi, Iceland, Costa, Lloyds Pharmacy and KFC. Immediately adjacent the property is Ghost Hair Salon and The Golden Ark Micropub.

## Description

The subject property comprises a vacant former bank within retail Use Class E on the ground floor. The site is comprised of the ground floor unit within a 3-storey mixed use terrace building on Addington Road. The ground floor has been extended to the rear at ground level.

There is a small yard area at the rear of the property which has space for three cars and is accessed off Addington Road.



The above images are indicative only, not to scale and sourced from Google Maps.

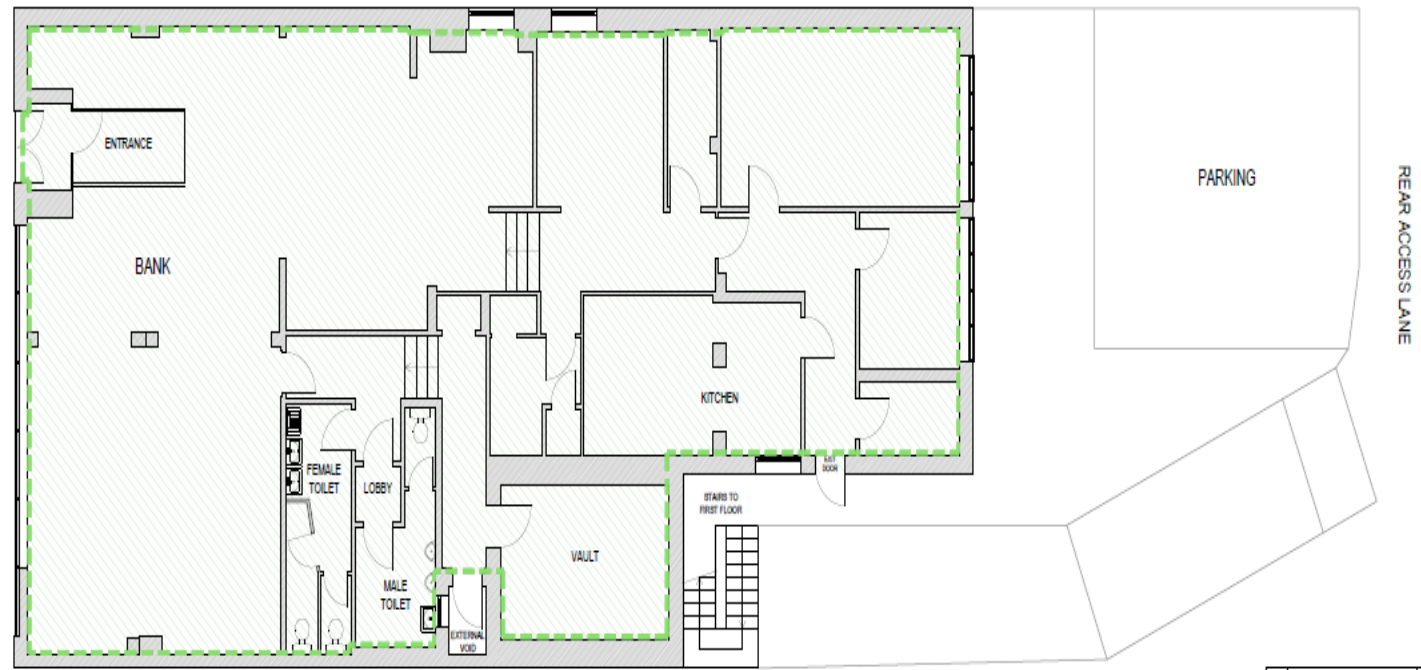
## Tenancy

The property is owned freehold under Land Registry Title Number SGL673505. The ground floor retail unit is a vacant former bank within retail Use Class E.

## Existing Accommodation – Approximate Areas

Ground: Retail/Ancillary – 223.15 sq m | 2,402 sq ft

**Total: 223.15 sq m | 2,402 sq ft**



## Business Rates

Rateable Value - £26,750

Rates Payable - £13,348 per annum

## Energy Performance Certificate (EPC)

This property has an EPC rating of C (62) valid until September 2031

## VAT

The property has not been elected for VAT.

## Legal Costs

Each party are to bare their own legal costs of transaction.

## Tenure

Leasehold.

## Viewings and Further Information

To arrange a viewing or for further information please contact Joe or David on the below:

### Joe Metliss

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### David Slatter

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## October 2023

### Important Notice

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