

GUIDE PRICE
£350,000

BIDDING DEPOSIT
£6,000

DIGITAL AUCTION DATE
17th February 2021



273/273A South Norwood Hill, London, SE25 6DP

Freehold commercial investment with a large vacant self contained three bedroom flat above

Bid1.

Property Summary

- Freehold commercial and residential investment
- Popular south east London suburb
- Part of an established retail parade
- Includes a vacant three bedroom maisonette
- Opportunities to enhance income
- Currently producing £7,000 per annum (plus vacant flat)

Location

South Norwood is a south east London suburb lying about 8 miles south of central London. It is accessed via the A212, which links with the A23 to the north leading towards Vauxhall and central London. The area is well served by transport links with overland railway stations at Crystal Palace, Norwood Junction, Thornton Heath and Anerley as well as numerous bus routes that serve the area.

South Norwood Hill forms part of the A215 with the property forming part of an established retail parade on the west side of the road at its junction with Spa Close. The parade is home to a number of independent retailers as well as a Premier Express convenience store and national charity Mind.

Description

A mid terraced three storey building of traditional construction beneath a flat roof. The building is arranged as a ground floor cafe/restaurant with separate access from the front to a large three bedroom maisonette over first and second floors. The flat provides two reception rooms, kitchen and utility room on the first floor with three bedrooms plus a bathroom/WC on the second floor. The flat is in need of refurbishment. Externally there is off street customer parking to the front and to the rear there is a single storey attached garage.

Tenure

Freehold



VAT

Please refer to the legal pack

EPC

Please refer to the legal pack

Local Authority

Croydon Council
020 87266800
www.croydon.gov.uk

Floor	Accommodation	Tenancy	Rent PA
Ground	Retail 49.15 sq m (529 sq ft) (1)	Let to Gabriela Boghiu (on assignment) t/a Cafe De Niro for a term of 15 years from 08/11/2011 (1)	£7,000
First/second	Three bedroom maisonette	Vacant	£0
TOTAL			£7,000

(1) A rent deposit of £2,000 is held
The floor area has been obtained from the VOA website - www.tax.service.gov.uk

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