

Freehold for Sale  
 Prominent A3 (Restaurant & Café) Premises  
 With 3 Bedroom Split Level Maisonette  
 Offers Sought in Excess of £425,000

2 The Broadway, Beddington, Croydon, Surrey CR0 4QR



**Accommodation:** The premises have the following approximate floor areas:

Trading Area	37.64 sq m	405 sq ft
Rear Store/Kitchen/WC	11.16 sq m	120 sq ft
<b>Total Gross Internal Floor Area:</b>	<b>48.80 sq m</b>	<b>525 sq ft</b>
<u>Residential Upper Parts</u>		
First Floor	39.02 sq m	420 sq ft
Second Floor	38.26 sq m	411 sq ft

All dimensions and measurements are approximate, however these are based upon the principles laid down in accordance with the RICS Code of Measuring Practice.

Mid-Day Court 30 Brighton Road Sutton Surrey SM2 5BN

Centro Commercial Limited believe these particulars to be correct. However, measurements are approximate and some details are collected from external sources and cannot be guaranteed. Accordingly, neither Centro Commercial Limited nor the vendor whose agent they are can be liable in respect of any inaccuracy in these particulars or in any other information, written or oral, supplied to the intending purchaser. Any items quoted do not include VAT where applicable.

The property described in these particulars is subject to availability and to formal contract.

**Description:** The mid-terraced three-storey property is of brick construction beneath a pitched tiled roof and forms part of a parade of similar premises. The ground floor element of the property is commercial, and the upper parts form a self-contained split level 3 bedroom maisonette.

**Important Note:** Centro Commercial have not tested any services, heating system, electrical system, appliances, fixtures and fittings, that may be included in this property and would advise interested parties to satisfy themselves as to their condition or investigating the presence of any deleterious materials.

**Location:** The premises are located in a local shopping parade on the southern side of The Broadway, which is off Croydon Road and opposite the junction with Bridges Lane.

**Terms:** The premises are available Freehold for sale with full vacant possession.

**Price:** We are seeking offers in excess of **£425,000 for the Freehold interest.**

**Rates:** According to the VOA website, the ground floor property has a Rateable Value of £7,100. Therefore, Rates Payable in the current financial year for 2020-2021 are £3,571.30.

NB: Please note that the rates actually payable may be subject to transitional relief. For a more accurate assessment of rates payable for the current year, please contact the Local Authority.

**EPC:** The ground floor property has a current rating of D (88). The residential upper parts have a current rating of D (62).

**Legal Costs:** Each party is to be responsible for their own costs in this transaction.

**Viewing:** Strictly by appointment through Sole Agents

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