



**jamescommercial**  
property consultants

4 Selsdon Road | **South Croydon, CR2 6PA**  
**SHOP/OFFICE WITH BASEMENT TO LET**

# 4 Selsdon Road | South Croydon, CR2 6PA | SHOP/OFFICE WITH BASEMENT

- ground floor & basement
- 37.16 m<sup>2</sup> (400 ft<sup>2</sup>) approx
- a1 (retail) use - former hairdressers
- rent: £11,500 per annum exclusive
- near whitgift school & tesco express
- no premium ~ new shopfront

## DESCRIPTION

Mid terrace shop arranged over the ground floor and basement. We understand that the premises have A1 (Retail) use and was previously trading as a hairdressers and barbers.

## LOCATION

Situated on Selsdon Road (B275), just off and between Brighton Road (A235) and Bartlett Street. Neighbouring occupiers include Tesco Express, Post Office, Nat West, William Hill, Nisa Local, Coral, Richer Sounds, Fabric World, Co-Op Funeralcare and Cycle King.

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

## ACCOMMODATION

Ground Floor	18.58	200
Basement	18.58	200
<b>Total</b>	<b>37.16 m<sup>2</sup></b>	<b>400 ft<sup>2</sup> NIA</b>

## TENURE

A new Full Repairing and Insuring lease is available on terms to be agreed.

## BUSINESS RATES

We understand that the rateable value is currently £6,300. Please contact Croydon Council on 020 8726 6600 to confirm what amount is actually payable per annum.

## VIEWING

By prior appointment through sole letting agents: -

**James Commercial 020 7127 8781 or [info@jamescommercial.co.uk](mailto:info@jamescommercial.co.uk)**



✉ [info@jamescommercial.co.uk](mailto:info@jamescommercial.co.uk)

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