



BBS BECKENHAM BUILDING SUPPLIES
DECORATING SUPPLIES
NORWOOD: 020 8654 7417 | sales@bbsupplies.co.uk
BECKENHAM (BUILDING) 020 8650 4429
CROYDON (PLASTICS & PLUMBING) 020 8656 9596

CROWN TRADE
BBS SPECIAL OFFERS!
£16.50 Half Price!
£24.75
£24.50

BAXTER PHILIPS
020 8313 9000

baxterphilips.co.uk

**VACANT FREEHOLD RETAIL UNIT FOR SALE
WITH PLANNING PERMISSION FOR
RESIDENTIAL DEVELOPMENT**

**96 PORTLAND ROAD
LONDON
SE25 4PJ**

LOCATION:

The property is located on Portland Road between South Norwood and Croydon. The road provides a busy thoroughfare to the surrounding areas and is predominately occupied by local retailers serving the Selhurst area.

DESCRIPTION:

The property forms a lock up shop with E class use and benefits from planning permission to convert the rear of the premises into 2 one bedroom flats. Further information regarding the prospective development is available via the planning portal on London Borough of Croydon Council website using reference number 20/02593/FUL.

ACCOMODATION:

The accommodation is currently arranged as follows:

| | |
|---------------|------------------------|
| Shop Area: | 603 sq ft – 56.02 sq m |
| Rear Storage: | 265 sq ft – 24.61 sq m |
| + Rear Yard | |

Total: 868 sq ft – 80.63 sq m

PRICE:

£450,000

TENURE:

Freehold for Sale with planning permission for residential development. The upper parts are sold off on a long lease, further details can be provided upon request.

RATES:

RV 2017

£7,100

UBR 2021-2022

49.9p in the £

Transitional relief/premium maybe applicable – further details can be found at www.businesslink.gov.uk or via the Local Authority.

EPC:

D-92

Please contact us if you would like to be provided with a full copy of the Energy Performance Certificate (EPC).

VAT:

Is not applicable.

SERVICES:

The mention of any appliances or services in these particulars does not imply they are in working order.

VIEWING:

via sole agents:



Philip Lapper - Baxter Philips

Tel: 020 8313 9000

Email: philip.lapper@baxterphilips.co.uk

Subject to contract

Northside House · 69 Tweedy Road · Bromley · Kent BR1 3WA · T: 020 8313 9000 · E: info@baxterphilips.co.uk

Misrepresentation Act 1967, these particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or form part of any contract. Baxter Philips Limited and its employees have no authority to make any representation or give any warranty to this property.