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**RETAIL PREMISES**  
**FREEHOLD FOR SALE**  
**E - Class**

**1 Bridle Parade**  
**Croydon**  
**CR0 8HA**

## LOCATION

Positioned within a local Parade, this property offers a rare opportunity to purchase a vacant ground floor retail unit in the suburban area of Shirley, part of a mixed residential and retail parade. Nearby amenities include schools, shops, healthcare services and transport options, with the wider area connected to Croydon's commercial centres and transport hubs. With East Croydon Station approx. 0.7 miles away.

## DESCRIPTION

This ground floor unit provides a practical, adaptable layout suitable for a range of commercial uses. Previously operating as a hair and beauty salon. The property also benefits from a forecourt parking area with space for 2-3 vehicles.

## ACCOMMODATION

The premises offer the following approximate dimensions and areas:

Area	Size (sq. ft)	Size (sq.m)
Main Retail Floor	430	39.9
Rear Staff Area	68	6.3
Under – Stairs Storage	31	2.8

## TERMS

Available by way of a Freehold sale subject to a residential long lease over the first floor. Approximately 90 years unexpired.

## PRICE

£ 225,000

## VAT

We understand the property is not VAT elected.

## LEGAL COSTS

Each party is responsible for their own legal costs incurred in this transaction.

**EPC** – Available upon request

## RATES

Rateable Value (2023) £11,250

Increasing in April to £13.750

Small business rate relief may be available. More info:

<http://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief>

## VIEWING

Strictly via sole agents.



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**Subject to contract**

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