

# FOR SALE

## MIXED USE INVESTMENT



# whozoo.

## CROYDON

 **Stafford House, 19 Stafford Road, Croydon CR0 4NG**

**Reduced Price**  
**£640,000**



Property Type

**MIXED USE**



Size

**2,899 FT<sup>2</sup>**



Tenure

**FREEHOLD**



Borough

**CROYDON**



Planning Granted

**NO**



Existing Use

**CLASS E & C3**

### Tenanted



Yes

### Local Train Stations



Waddon (0.06 miles)  
West Croydon (1 mile)  
South Croydon (1 mile)

### Local Amenities



Kings Gym (0.3 miles)  
Morrisons (0.3 miles)  
Whitgift Centre (1 mile)

### VAT Applicable



No

### Rateable Value

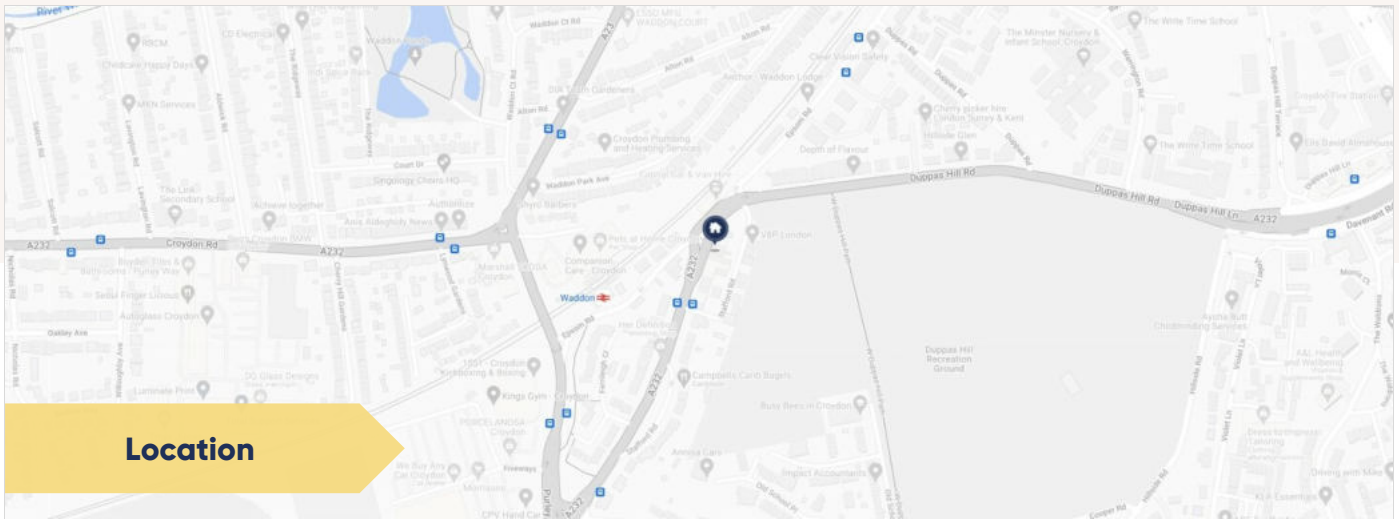


£13,000

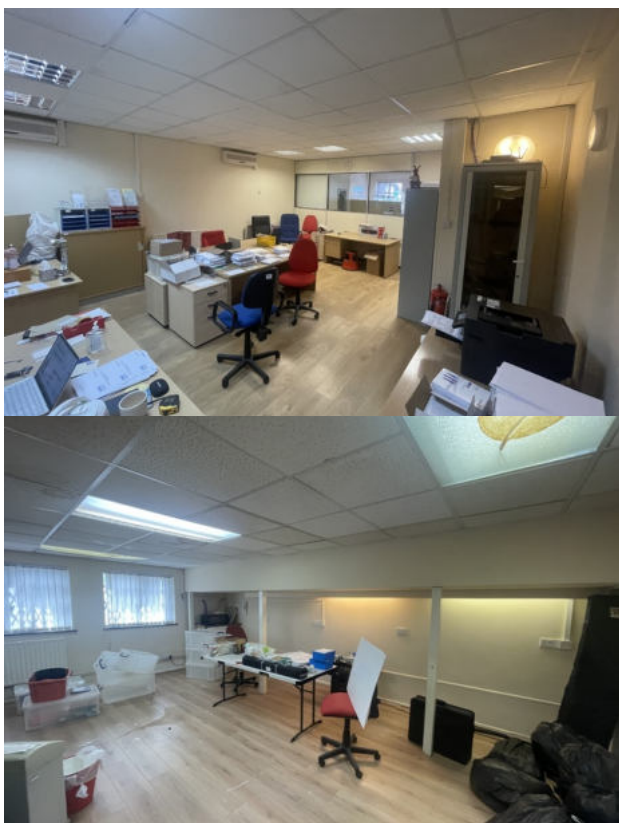
### EPC



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### Location



### Additional Information

The property is situated on the busy commuter road of Stafford Road. It comprises of a large ground-floor commercial shop which is approximately 1,849 sqft in size. To the rear, there are two parking spaces. The ground floor commercial unit is currently rented at £18,000 per annum and the lease is set to expire in September 2023.

On the upper floors, there are two flats. There is 1 x 1 bedroom flat (521 sqft) and 1 x 2 bedroom flat (529 sqft) along with a large terrace. The 2 bedroom flat generates £14,400 per annum and the 1 bedroom flat generates £12,000 per annum.

Viewings are strictly by an appointment basis only.



# ACCOMMODATION SCHEDULE

UNIT	SIZE (SQM)	SIZE (SQFT)	ANNUAL INCOME
Ground Floor Commercial	172	1,849	£18,000
Flat 1 (1 x Bed)	48	521	£14,400
Flat 2 (2 x Bed)	49	529	£12,000
<b>TOTAL</b>	<b>269</b>	<b>2,899</b>	<b>£44,400</b>

## FLOORPLANS





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