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FOR SALE

**LONG LEASEHOLD FOR SALE – INVESTMENT OPPORTUNITY
ROYAL GARDEN RESTAURANT, SHIRLEY HILLS ROAD, CROYDON CR0 5HQ**

INVESTMENT SUMMARY

- Comprises a ground floor restaurant and first floor flat.
- Extends to a Gross Internal Area of approximately 4,713 sq ft (437.84 sq m).
- Let for a term of 10 years, expiring 9th April 2031. Current passing rent of £28,000 per annum. Next rent review 10th April 2026.

LOCATION

The property is located at the end of a public road off of Shirley Hills Road, Croydon.

The property is situated within Addington Hills Park and heathland and benefits from public car parking. Public transport is limited, but Coombe Lane Tram Stop is 0.4 miles from the property and some bus services operate within relatively close proximity.

DESCRIPTION

The property comprises a ground floor retail unit and first floor residential flat, extending to a Gross Internal Area of 4,713 sq ft (437.84 sq m).

The property benefits from a right of way over the access road to the property - shaded brown in the adjoining plan.

The property is let to a private individual for a term of 10 years, expiring 9th April 2031 at a passing rent of £28,000 per annum. There is a rent review on the 5th anniversary in 10th April 2026.

The lease is inside the security provisions of the Landlord and Tenant Act 1954.

TENURE

The property is offered on a new long leasehold interest of 999 years.

VAT

We understand that the property is not elected for VAT.

EPC

The property has an EPC rating D.

RATEABLE VALUE

The property is described as ‘restaurant and premises’ and has a rateable value of £26,250.

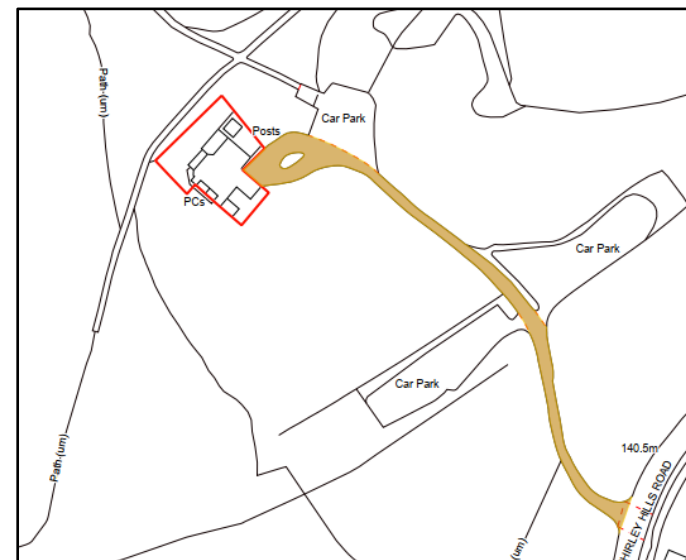
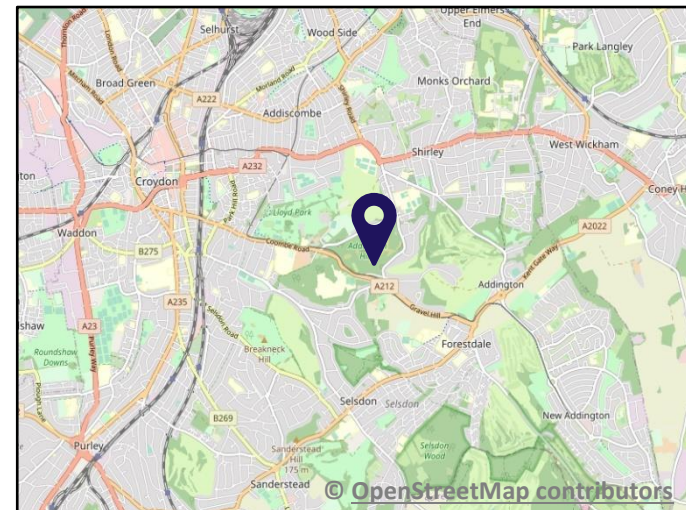
DATA ROOM

Further information, including title documentation and leases can be found using the Data Room link below:

<https://shwcrm.agencypilot.com/PropertyView/Account/Login/16074/Shirley-Hills-Road-Croydon-Surrey-CR0-5HQ>

GUIDE PRICE

We are inviting offers in excess of **£450,000**, for the long leasehold interest subject to the existing lease.



VIEWINGS – 020 8662 2700

Richard Plant

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e: rplant@shw.co.uk

Matt Morris

t: 07894 692426

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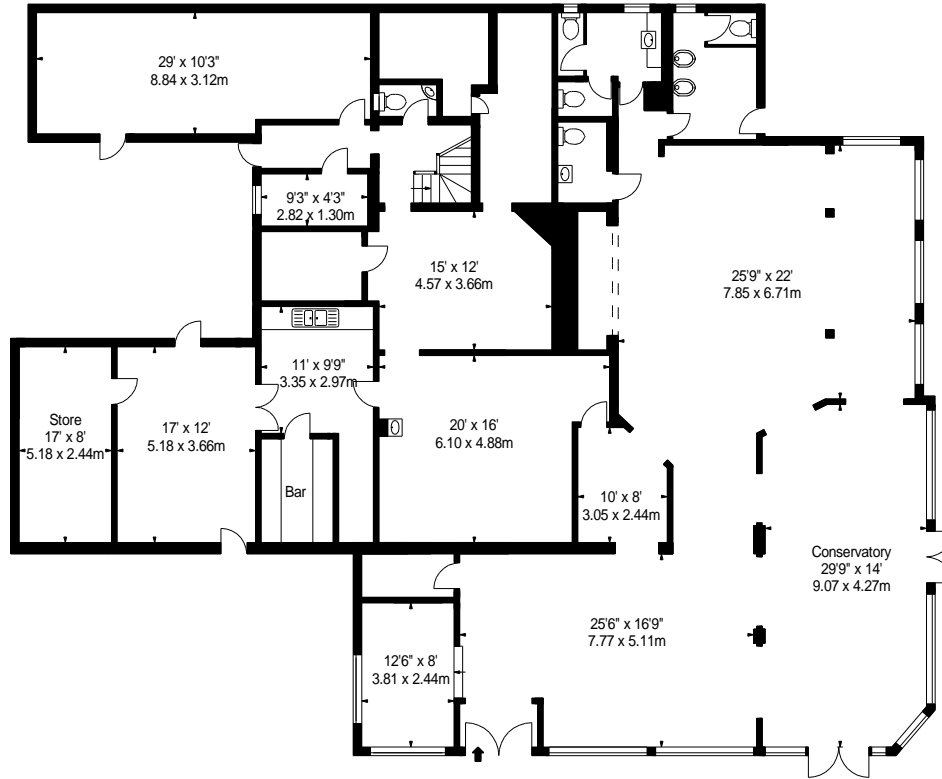


SHW Property

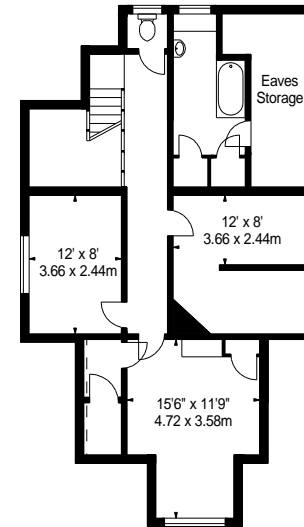
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GROUND FLOOR



FIRST FLOOR

APPROX. GROSS INTERNAL AREA *
4713 Ft² - 437.84 M²

Property Details: ROYAL GARDEN ADDINGTON HILLS RESTAURANT SHIRLEY HILLS ROAD CROYDON CR0 5HQ		Surveyed and Drawn By:  Hideaway Work Space 1 Empire Mews London SW16 2BF
SCALE - 1:200 @ A4		Tel: 0345 257 2023 info@bkrfloorplans.co.uk www.bkrfloorplans.co.uk
REFERENCE NUMBER :		www.bkrfloorplans.co.uk
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