

MAKING  
PROPERTY  
WORK  
SHW.CO.UK



**FOR SALE**

**FREEHOLD RETAIL AND RESIDENTIAL INVESTMENT WITH  
DEVELOPMENT POTENTIAL STPP  
216 SELHURST ROAD, SOUTH NORWOOD SE25 6XU**

**DESCRIPTION**

The property is a detached three-storey building comprising two ground floor retail units and two residential flats on the first and second floors. There is also a yard area and vacant basement which can be accessed from the rear of the site.

**LOCATION**

The property is located on Selhurst Road, South Norwood. Norwood Junction Railway Station is approximately 150m from the property, providing rail services to Epsom; East Croydon; Clapham Junction; London Victoria and London Bridge and London Overground Services to West Croydon and Highbury and Islington.

The property lies within the administrative region of the London Borough of Croydon.

**COMMERCIAL ACCOMMODATION**

	<b>SQ M</b>	<b>SQ FT</b>
Unit A (Basement & Ground)	39.18	422
Unit B (Ground)	39.47	425

Approximate net internal areas.

**RESIDENTIAL ACCOMMODATION**

	<b>SQ M</b>	<b>SQ FT</b>
Flat 1 (First Floor, 1B)	39.18	422
Flat 2 (Second Floor, 1B)	39.47	425

Approximate gross internal areas.

**TENURE**

The site is held under freehold title number SY57554.

**SUMMARY**

- Prominent building on arterial route
- Comprises two ground floor retail units and two residential flats on upper floors, all let
- Potential to convert the basement, STPP
- Potential to build to the rear, STPP
- Total passing rent of £39,536.96
- Opportunity for rental uplift

**DEVELOPMENT POTENTIAL**

The site has residential development potential, with a large vacant basement and a rectangular area of hardstanding accessible from the rear. The site may be suitable for conversion or extension, subject to planning permission.

**PRICE**

Offers are invited in the region of **£600,000** for the freehold interest subject to the existing tenancies.

**EPC**

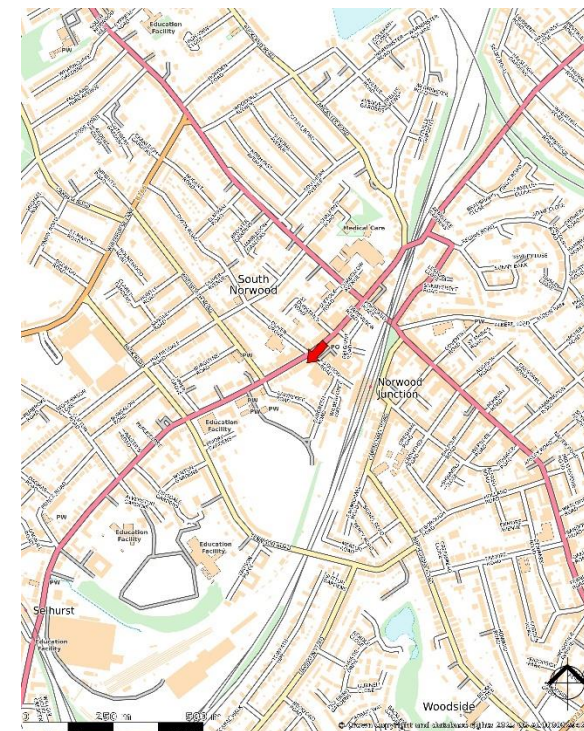
The property has the following EPC Ratings;  
 216 – EPC Rating B  
 216a – EPC Rating C  
 Flat 1 – EPC Rating C  
 Flat 2 – EPC Rating C

**ANTI-MONEY LAUNDERING**

Upon agreement of Heads of Terms, the buyer will be required to follow our Anti-Money Laundering process.

**VAT**

The property is elected for VAT and it is anticipated that the transaction will be treated as a transfer of going concern.



**VIEWINGS – 020 8662 2700**

**Richard Plant**

t: 07850 584240

e: rplant@shw.co.uk

**Matt Morris**

t: 07894 692426

e: mmorris@shw.co.uk



@SHWProperty

SHW Property

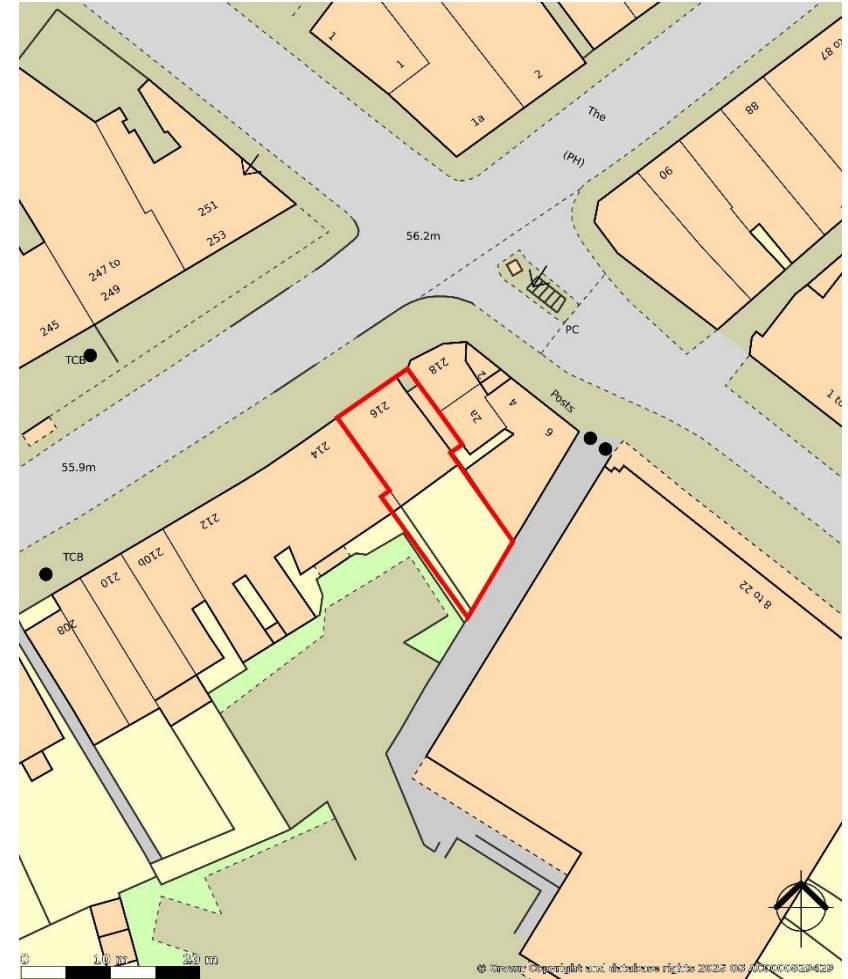
SHW Property

**MAKING  
PROPERTY  
WORK**

SHW prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor SHW will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, SHW may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. The mention of appliances and/or services or heating/cooling system or any other plant or fan/stratification systems in this description does not imply that they are in working order. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease. Note: Any maps or plans included in this document are obtained from Promap or Edozo under our Ordnance Survey Business Use Copyright licence ES 100017692 or are Geo Digital Plans including mapping data licensed from Ordnance Survey Crown Copyright 2007 under licence number PU 100017316

## TENANCY SCHEDULE

Unit	Floor	Description	Rent (PA)	Tenant	Term	Notes
Unit A	Basement & Ground	Commercial	£9,100	Individual T/A Planet Kebab	25 years from 01.10.2014	FRI The lease is inside the 1954 Act and there are three yearly open market rent reviews. Next rent review October 2026. No break clauses. The Service Charge and Insurance is recharged to the occupational tenant.
Unit B	Ground	Commercial	£9,880	Phoebe Delights Ltd	12 years from 24.11.2021	FRI The lease is inside the 1954 Act and there are three yearly open market rent reviews starting on 23.11.2026.  Mutual Break Clauses: 24.11.2026, 24.11.2029 and 24.11.2032.  The Service Charge and Insurance is recharged to the occupational tenant.
Flat 1	First	1 bed flat	£12,600	Individual	12 month AST from 16.01.2023	The tenant is holding over.
Flat 2	Second	1 bed flat	£7,956.96	Individual	12 month AST from 09.04.2015	The tenant is holding over.
<b>TOTAL</b>			<b>£39,536.96</b>			



### DATA ROOM

Further information, including leases and title documents can be found in the Data Room using the following link - <https://shwcrm.agencypilot.com/propertyview/Account/Login/10042/216-Selhurst-Road-London-SE25-6XU>

**VIEWINGS – 020 8662 2700**

**Richard Plant**

t: 07850 584240

e: rplant@shw.co.uk

**Matt Morris**

t: 07894 692426

e: mmorris@shw.co.uk



@SHWProperty



SHW Property



SHW Property

**MAKING  
PROPERTY  
WORK**

SHW prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor SHW will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, SHW may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. The mention of appliances and/or services or heating/cooling system or any other plant or fenestration systems in this description does not imply that they are in working order. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease. Note: Any maps or plans included in this document are obtained from Promap or Edozo under our Ordnance Survey Business Use Copyright licence ES 100017692 or are Geo Digital Plans including mapping data licensed from Ordnance Survey Crown Copyright 2007 under licence number PU 100017316

**SHW.CO.UK**