

Lot 2, 312 High Street, Croydon, London,

CR0 1NG

For sale by Auction on 10th July 2025 (unless sold or withdrawn prior)



Freehold Retail Investment with Development Potential

www.acuitus.co.uk

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Property Information

Freehold Retail Investment with Development Potential

- Entirely let to Leaders Estate Agents on two leases
- Change of use potential of self contained and separately accessed upper floors (subject to consents)
- Asset management opportunities
- Approx. 224.10 sq m (2,410 sq ft)
- Prominent position on corner of High Street and Lower Coombe Road
- VAT free investment

Lot

2

Auction

10th July 2025

Rent

£40,500 per Annum Exclusive

Status

Available

Sector

High Street Retail, Development

Auction Venue

Live Streamed Auction

Location

Miles

9 miles south of Central London

Roads

A232, A23,

Rail

South Croydon, East Croydon, West Croydon, Waddon

Air

London Heathrow Airport, London Gatwick Airport

Situation

The property is prominently located on the corner of High Street and Lower Coombe Road with South Croydon and East Croydon Railway Station's being located close by. The property is situated in a busy position amongst an eclectic mix of retailers and restaurants as well as densely populated residential homes.

Tenure

Freehold.

Description

The property comprises a ground floor shop together with separately accessed and self contained office accommodation on the first and second floors.

The upper floors may be suitable for change of use subject to obtaining the necessary consents.

VAT

VAT is not applicable to this lot.

Planning

The property may lend itself to residential conversion, alternative uses and/or redevelopment, subject to obtaining all the necessary consents. All enquiries should be made with Croydon Council. (www.croydon.gov.uk) (Phone: 020 8726 6800)

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.
Ground	Retail	79.40	(854)	LEADERS LIMITED	5 years from 01/08/2020	£18,500
First Second	Office Office	75.70 69.00	(814) (742)	LEADERS LIMITED	5 years from 01/08/2020	£22,000
Total		224.10	(2,410)			£40,500

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Contacts

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