

**Lot 25, 129 Addington Road, Selsdon, Croydon, London,  
CR2 8LH**

For sale by Auction on 12th February 2026 (unless sold or withdrawn prior)



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## Property Information

### Freehold Retail and Residential Investment

- Comprises Retail and office unit.
- Includes Two Self Contained flats (2x 1 bed)
- Situated Popular South London Suburb
- Neighbouring occupiers include Domino's Pizza, Iceland foods, Aldi Supermarket & Costa Coffee

#### Lot

25

#### Auction

12th February 2026

#### Rent

£35,070 per Annum Exclusive

#### Status

Available

#### Sector

Retail, Residential

#### Auction Venue

Live Streamed Auction

### Location

#### Miles

9 miles south of Central London

#### Roads

M25, A23, A2022

#### Rail

South Croydon, East Croydon, West Croydon, Waddon

#### Air

London Heathrow Airport, London Gatwick Airport

### Situation

Selsdon is a popular and attractive south London Suburb 11 miles south of the City of London and 2 miles east of Purley. The property is situated within a well-established commercial parade on the north side of Addington Road close to its busy junction with Farley Road. Neighbouring occupiers include Domino's Pizza, Iceland foods, Aldi, Costa Coffee as well as a busy Sainsbury Supermarket.

### Tenure

Freehold.

### EPC

Commercial Parts = Band D. Flat A = Band C. Flat B = Band C.

### Description

The property comprises a retail unit on the ground floor (front) and a self contained Office suite at the rear of the ground. On the upper two floors there are two 1-bedroom self contained flats. The flats are accessed from the front of the property. The Office is accessed from the rear service road which has been resurfaced and had terrace of residential units recently developed.

### VAT

VAT is not applicable to this lot.

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## Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m (1)	Floor Areas Approx sq ft (1)	Tenant	Term	Rent p.a.x.	Reversion
Ground (Front)	Retail	28.59	(307)	OESTERHAUS REAL ESTATE LIMITED (CRN: 14960958) t/a Dexter's Lab	5 years from 02/01/2024	£5,000	1/01/2029
Ground (Rear)	Office	14.31	(154)	EMPEROR ASSET MANAGEMENT LTD (CRN: 15204680)	4 years from 01/01/2024. The lease is outside the Security of Tenure provisions of the L&T Act 1954.	£10,000	31/12/2027
First Floor - Flat A	1 bed flat	45.50	(489)	INDIVIDUALS	Assured Shorthold Tenancy from 11th May 2023 until 10th May 2024. Holding over on a Periodic Tenancy	£9,870 (2)	
Second Floor - Flat B	1 bed flat	43.5	(468)	INDIVIDUALS	Assured Shorthold Tenancy from 10th May 2023 until 9th May 2024. Holding over on a Periodic Tenancy	£10,200 (2)	
<b>Total Approximate Floor Area</b>		<b>131.9</b>	<b>(1,418)</b>			<b>£35,070</b>	

(1) The commercial floor areas stated above are those published by the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)).

(2) The rent has been annualised.

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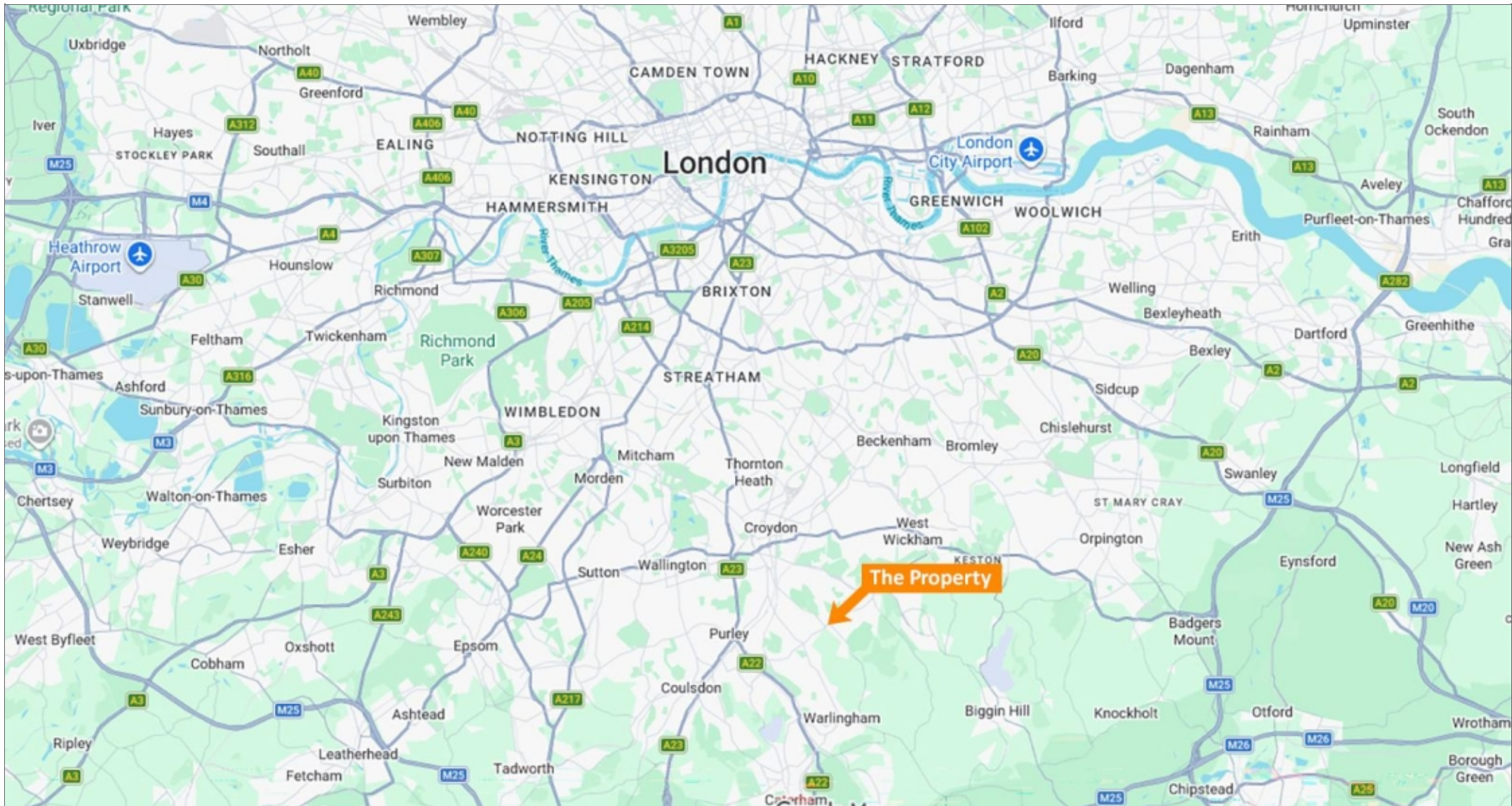


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## Contacts

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2024