

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

For sale by Auction on 12th February 2026 (unless sold or withdrawn prior)



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 an 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.

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

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)	
Total Approximate Floor Area		131.9	(1,418)			£35,070	

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

(2) The rent has been annualised.

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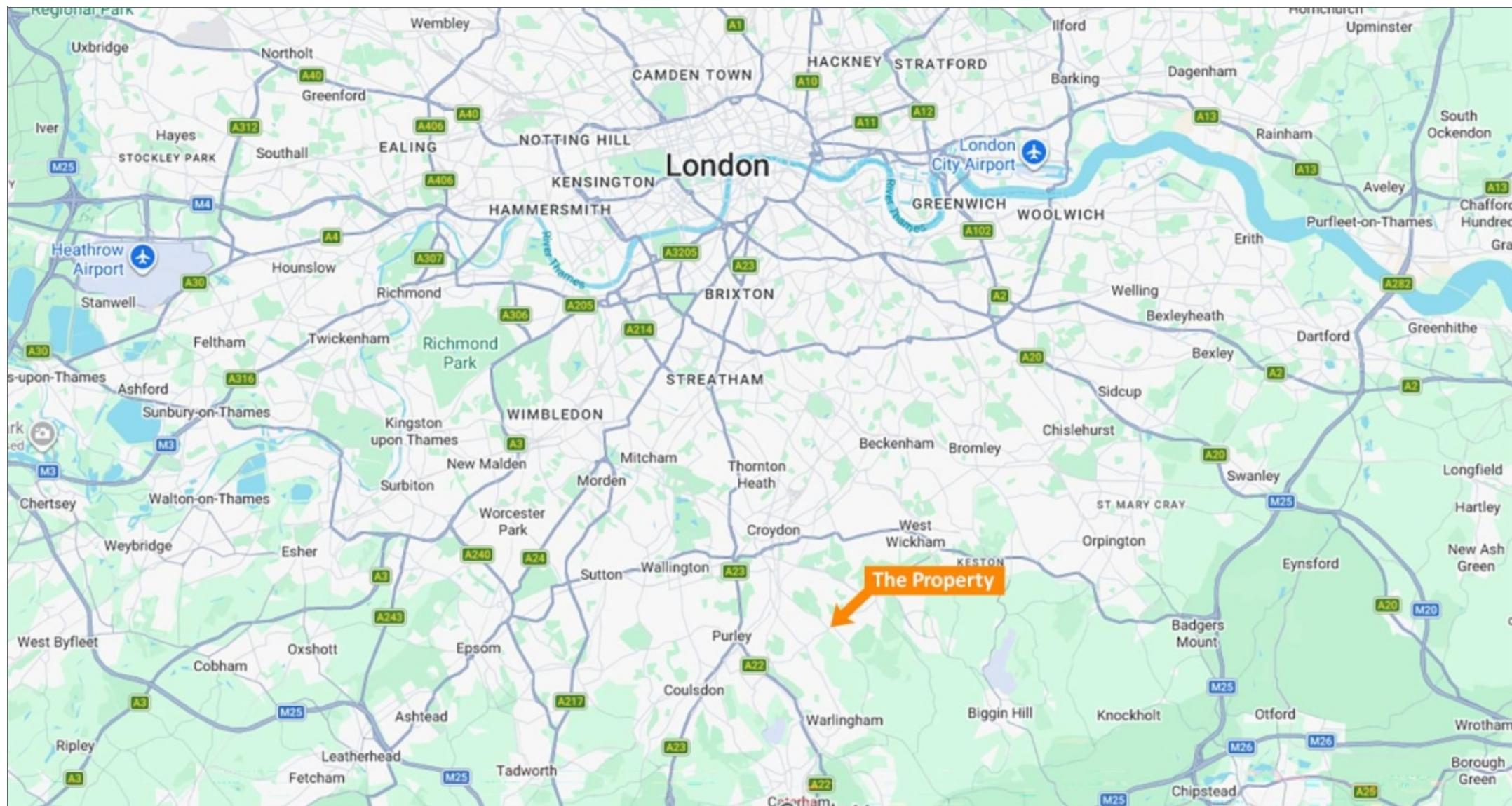






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Contacts

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2024