



FREEHOLD FOR SALE IN NEW ADDINGTON

14 CENTRAL PARADE, NEW ADDINGTON, CROYDON, CR0 0JB



Location:

The subject property is situated in a parade of retail units that forms the main local retail facility serving the surrounding residential population.

Nearby well-known multiple occupiers within Central Parade include: Co-Op Food, Costa, Betfred, Card Factory, Morrisons Daily, KFC, Jennings Bet, Greggs, Iceland, Domino's, Sense and Kaspas, amongst many established independent operators.

The parade has good transport facilities with tram links to Croydon, Wimbledon and Beckenham, as well as numerous local bus routes.

Accommodation:

The property is arranged over Ground Floor (Commercial), First and Second Floors (Residential) and has the following approximate net internal areas:

Ground Floor Commercial: 605 sq. ft. (56.21 m²)

Residential Upper Floors: 710 sq. ft. (66.00 m²)

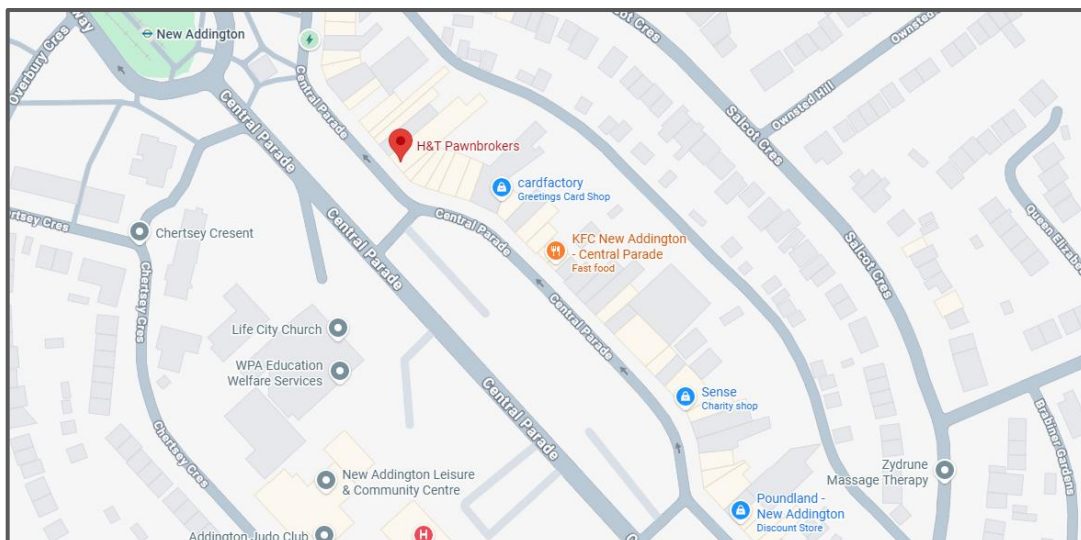
The First Floor residential (accessed from the rear) comprises of two bedrooms, reception room, separate kitchen and bathroom.

The premises also benefits from a rear yard behind, with the potential to be developed (STPP).

Use:

The Ground Floor premises benefits from Class E planning consent. The Residential unit benefits from Class C3 planning consent.

Location Map:



Price:

Upon Application.

Tenancy Information:

The Ground Floor commercial lease has been agreed to be renewed on a 10-year FRI lease from 17th November 2026 to Harvey & Thompson Limited at a rental of £20,000 per annum exclusive. The lease is subject to an open market upwards only rent review on 17th November 2031, with Tenant only break in the 5th year on 6 months prior written notice.

Harvey & Thompson Limited have accumulated over 290 stores spread across the UK and have a Turnover of £311.2m, a Gross Profit of £190.7m and Pre-Tax Profit of £35.8m (latest figures from Year End Accounts – 31st December 2025).

The 2-bed residential flat is currently vacant, with an anticipated rental income of £1,500 per calendar month.

Legal Costs:

Each party to bear their own legal costs.

Viewings:

Please contact:

Kyle McGuire

kyle@jenkinslaw.co.uk

Sam Westmacott

sam@jenkinslaw.co.uk