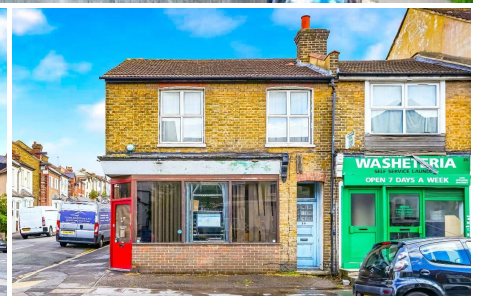


Commercial for Rent - £1,100 per month

Waddon Road, Waddon, CR0 4LH



KEY FEATURES:

- PRINCIPAL SHOP AREA • ADDITIONAL REAR ACCOMMODATION • PRIVATE REAR GARDEN • GROUND FLOOR LAYOUT WITH WC FACILITIES • PRIVATE REAR GARDEN • GROUND FLOOR LAYOUT WITH WC FACILITIES

Description

The property offers a flexible layout which may appeal to a broad range of occupiers seeking a compact and adaptable commercial premises. In addition to the main front commercial area, the accommodation benefits from ancillary space, a separate WC and the added advantage of a private rear garden, providing an unusual element of outdoor space for a unit of this size.

The configuration could suit a variety of business types, including boutique retail operators, independent service providers, beauty and wellness businesses, professional offices, creative studios, consultation-based businesses or showroom-style occupiers. The property may also appeal to occupiers seeking a more personalised and independent trading environment rather than a conventional high street unit.

The rear garden provides further flexibility and could be utilised as an attractive staff breakout area or private outdoor space, subject to the nature of the occupier's business and any necessary consents.

Prospective tenants are advised to make their own enquiries regarding planning, permitted use and suitability for their intended occupation.

A well-arranged ground floor commercial property extending to approximately 346 sq. Ft (32.14 sq. M), offering a versatile layout comprising a principal shop area, additional rear accommodation, separate WC facilities and a private rear garden.

The property is entered directly into the main shop area, measuring approximately 16'5" x 9'10" (5.0m x 3.0m). This provides the principal internal space and is complemented by further accommodation to the rear, creating a clear separation between the main front area and the ancillary parts of the property.

Beyond the principal shop space, the accommodation incorporates two additional areas measuring approximately 12'10" x 5'7" (3.9m x 1.7m) and 9'6" x 6'11" (2.9m x 2.1m) respectively. A separate WC is also provided.

A notable feature of the property is the private rear garden, measuring approximately 17'1" x 8'10" (5.2m x 2.7m). The inclusion of external space adds a further dimension to the accommodation and complements the internal layout.

In total, the property provides approximately 346 sq. Ft of gross internal accommodation, arranged entirely across the ground floor. The layout offers a combination of a principal front shop area, separate rear accommodation, WC facilities and private outside space.

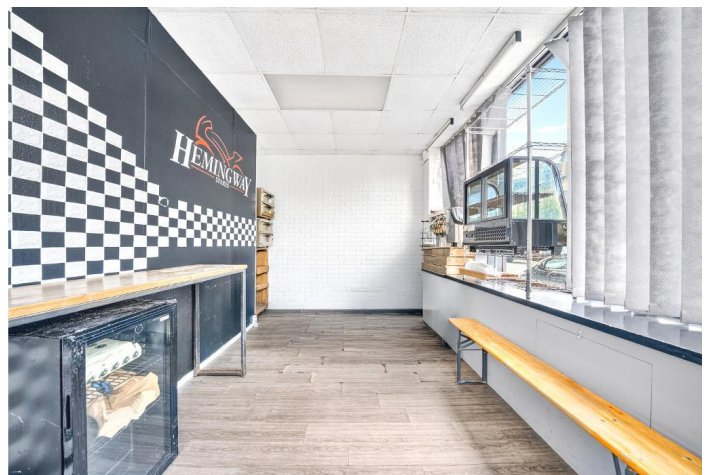
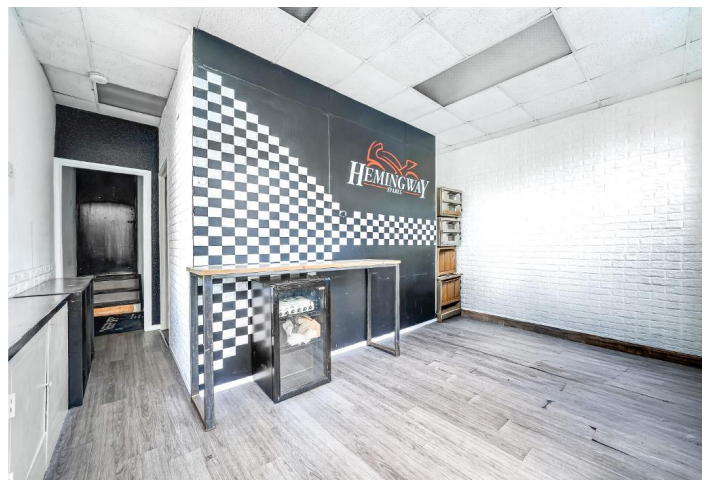
Location

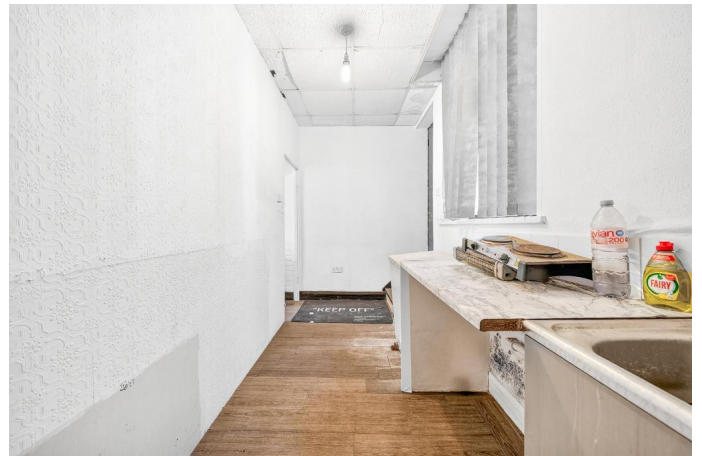
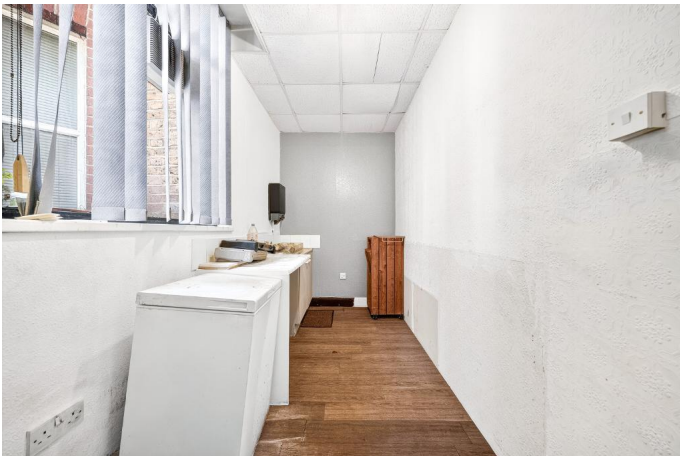
The property is situated on Waddon Road, Waddon, Croydon, CR0 4LH, occupying a position within an established and predominantly residential part of the area.

The immediate surroundings comprise a mixture of residential properties and independent local businesses, creating an established neighbourhood environment. The property benefits from a visible street-facing position along Waddon Road, providing a convenient location for businesses seeking to serve the surrounding local community.

Its setting within a built-up residential area makes the location particularly suited to independent, service-led and appointment-based occupiers looking to establish a presence within an established South London neighbourhood.

The combination of neighbouring residential accommodation and local commercial activity provides the property with a balanced setting for a variety of business types, whilst retaining the character of a local neighbourhood location.

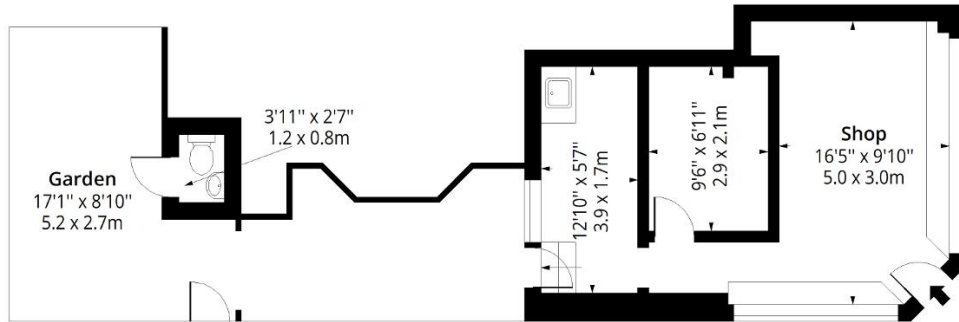




Floorplan(s)

Waddon Road CR0

Approx. Gross Internal Area 346 Sq Ft - 32.14 Sq M



Ground Floor

Floor Area 346 Sq Ft - 32.14 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

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Date: 8/29/2026

Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		