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**GILDERSLEVE  
& PAYNE**

Commercial Property Consultants

[www.gpccommercial.co.uk](http://www.gpccommercial.co.uk)

**SELF CONTAINED OFFICE/WAREHOUSE**  
(With redevelopment potential subject to planning)

**FREEHOLD FOR SALE**



**The Old Dairy, 51a St Peter's Street.  
South Croydon, Surrey, CR2 7DG**

**CHARTERED SURVEYORS**

*Important: These particulars are intended to give a general idea of the property but their accuracy is not guaranteed and they do not constitute an offer or a contract of sale. Applicants are requested to advise the agents immediately they are suited.*

# The Old Dairy, 51a St Peter's Street. South Croydon, Surrey, CR2 7DG

## Location:

The property is located in St Peter's Street which connects with Croham Road within a short walking distance of South Croydon Railway Station and approximately 3/4 mile from Croydon Town Centre.

## Description/Accommodation:

The property is self contained and arranged over two floors comprising of mainly warehouse to the ground floor with offices at first floor level. There is on site car parking for 4/5 cars.

The gross internal areas are as follows:

Ground Floor	203.57sq m	(2,191 sq ft)
Mezzanine Storage	10.14 sq m	(109 sq ft)
<b>Total</b>	<b>213.71 sq m</b>	<b>(2,300 sq ft)</b>
First Floor Offices	84.58 sq m	(910 sq ft)
<b>Total</b>	<b>298.29 sq m</b>	<b>(3210 sq ft)</b>

## Terms:

The freehold interest with vacant possession is available for sale at a price of £225,000 plus VAT (if applicable), subject to contract.

## Legal Costs:

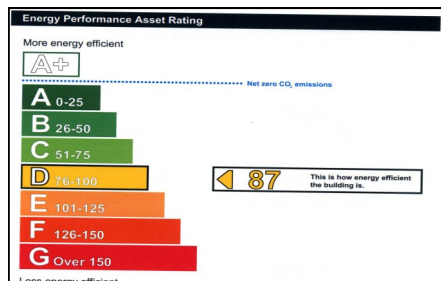
Each party is to bear their own legal costs incurred in the transaction.

## Business Rates:

According to the Government website the property has a Rateable Value of £11,500. The UBR for 2011/12 is 42.6p in the £.

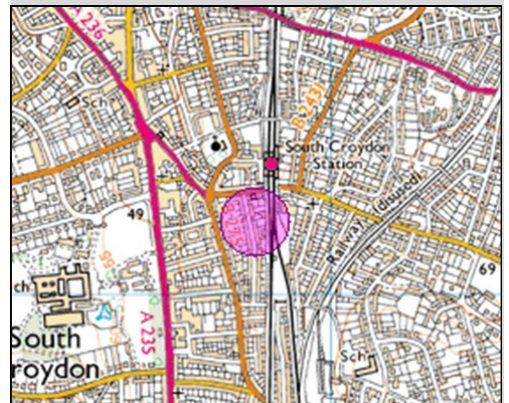
## Energy Performance Certificate:

Available



## Viewing

Strictly by appointment  
with Sole Agents Gildersleve & Payne  
Contact Nick Payne MRICS  
Or Jane Pearce BA (Hons)  
Tel: 01883 723888  
Email [info@gpcommercial.co.uk](mailto:info@gpcommercial.co.uk)



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## Property Misdescriptions Act 1991

Please note the agents have not carried out a survey, have not made planning enquiries, nor tested any of the equipment, apparatus, fixtures, fittings, services or land and are not therefore able to verify their condition, or suitability for their purpose.

## Code of Practice

Applicants should be aware that the code of practice on commercial leases in England and Wales strongly recommends you seek professional advice from a qualified Surveyor, Solicitor or Licenced Conveyancer before agreeing or signing a Business Tenancy Agreement. The Code is available through professional institutions and trade associations or through the website

[www.leaseingbusinesspremises.co.uk](http://www.leaseingbusinesspremises.co.uk)

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