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FOR SALE FREEHOLD SHOP AND UPPER PARTS (A1, A2, A3, B1 Use)

Requiring Refurbishment with Development Potential (STP)



**306-308 London Road, Croydon,
Surrey, CR0 2TJ**

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.

306-308 London Road Croydon, Surrey CR0 2TJ

Location:

The property forms part of a mixed retail parade situated on the East side of the main A235 London Road, half a mile to the north of West Croydon's Railway Station.

Description/Accommodation:

The property comprises ground floor retail accommodation together with a basement and residential upper parts. The ground floor and basement has Planning Consent (App No: 09/01779/P, 09/00682/P, 02/02826/P) for a mix of A1/A2/A3 and B1 Uses.

The approximate net internal areas are as follows:

Ground Floor	147.08 sq m	(1583 sq ft)
Basement	34.35 sq m	(370 sq ft)
Total	181.43 sq m	(1953 sq ft)

The residential upper parts are arranged over two floors. The first floor comprises a kitchen and 4 rooms. The second floor comprises a kitchen, wc and 3 rooms. Currently access to the upper parts is from the ground floor but has the potential for being self-contained.

The entire property requires refurbishment and has considerable potential particularly with regard to the upper parts where, subject to planning, there is the potential to convert to individual flats. Upon completion of the works, the ERV is expected to be in the region of £75,000 per annum.

Terms:

The property is available freehold at a price offers in the region of £600,000, subject to contract plus VAT (if applicable).

Legal costs:

Each party to pay their own legal costs incurred in this transaction.

Business Rates:

According to the Government website the property has a Rateable Value of £8,000. The UBR for 2012/13 is 45.0p in the £.

Energy Performance Certificate:

Awaiting Energy Performance Certificate.

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

Viewing

For further information, or to arrange an inspection please contact Agents

Gildersleve & Payne

Nick Payne MRICS

Or Jane Pearce BA (Hons)

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Email info@gpcommercial.co.uk

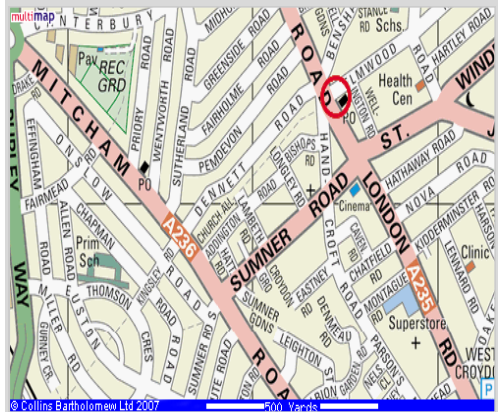
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