

Office, Workshops & Yard  
**FOR SALE**

**020 8686 4400**  
GPCOMMERCIAL.CO.UK



**G&P PROPERTY**  
COMMERCIAL FOCUS

 **129 Croydon Road**  
**Caterham, Surrey, CR3 6PE**



### Viewing by appointment

G&P Property  
Contact Nick Payne MRICS  
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**OFFICE, RESIDENTIAL FLAT, WORKSHOPS AND YARD  
FOR SALE**

**Of interest to Investors, Developers and Owner Occupiers**

## Summary

- Rare opportunity to purchase a large freehold site with excellent potential
- Development Potential STPP
- Of Interest to Investors, Developers and Owner Occupiers
- Close to Junction 6 of the M25
- Close to Caterham mainline railway station
- Close to Caterham Town Centre
- Total site area approximately 0.24 acres
- Workshop/Stores of approximately 1140 sq ft
- Offers in the region of £985,000



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### Location

The property is located approximately 0.25 miles North of Caterham Town Centre. Caterham is a popular Town with a good selection of national retailers which include Waitrose, Lidl, Morrisons and a number of other independent retailers.

The property benefits from good road and rail connections. The A25 Caterham by-pass is easily accessed and provides direct and fast access to Junction 6 of the M25 approximately 2 miles to the South. Croydon is located approximately 8 miles to the North and is also easily accessible via the A22.

Caterham Train Station is situated approximately 0.4 miles within Caterham Town Centre providing regular and direct services to London Terminals via East Croydon.

### Description/Accommodation

The site comprises a two storey semi detached part residential/office fronting the Croydon Road. The remainder of the site comprises a large yard on a sloping site with workshops of approximately 1140 sq ft.

129 Croydon Road comprises a former semi-detached house currently configured to provide office accommodation on the ground floor and a one bedroom flat on the first floor. There is car parking for three cars at the front of the property with direct access off the Croydon Road.

There is open plan storage and four brick built workshops in the rear yard.

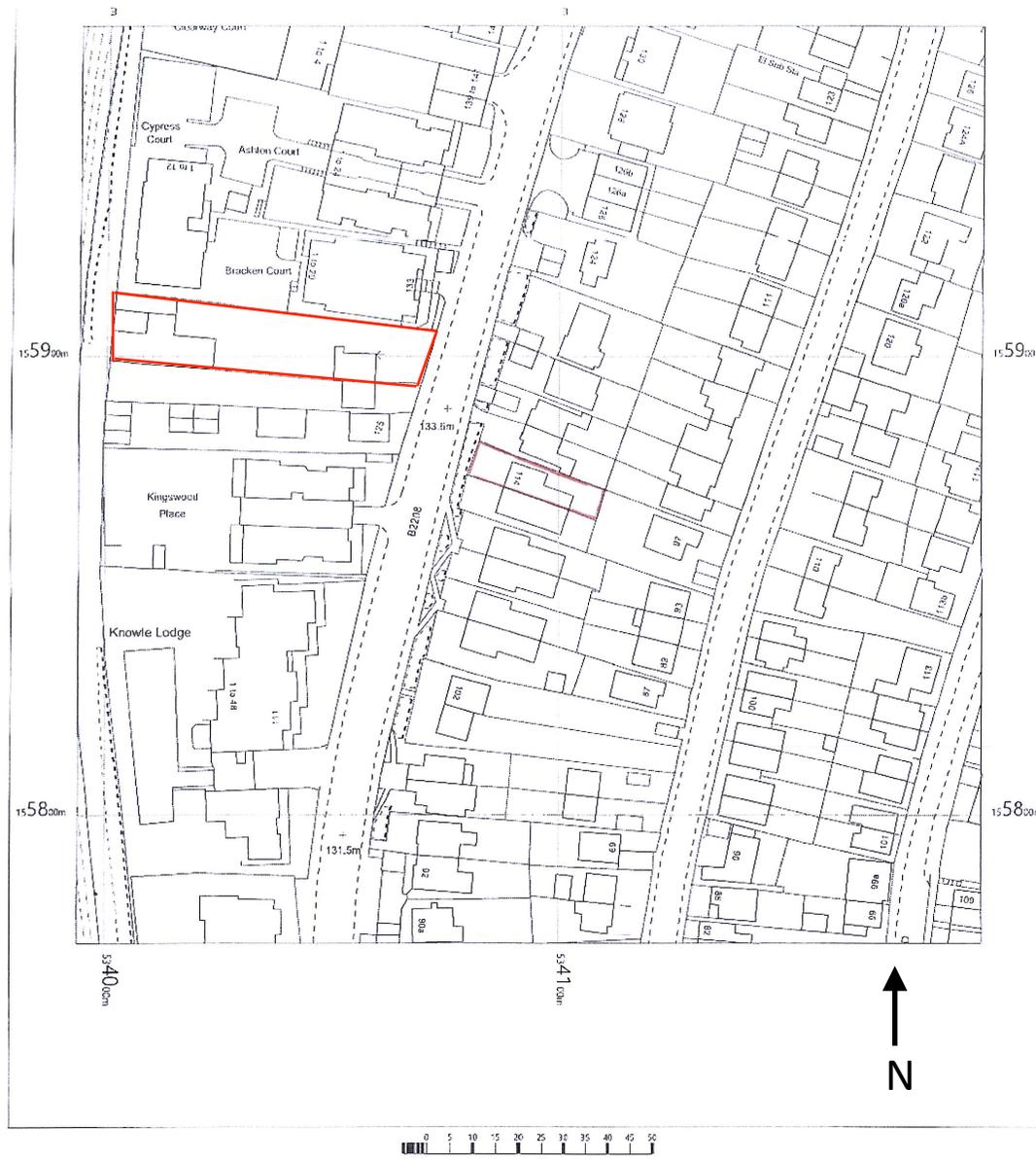
### Development

The site offers excellent potential for residential development, possibly in conjunction with the adjoining plots 125 and 127 Croydon Road which we understand could be available.

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### Terms

The site is offered for sale Freehold at a price in the region of. £985,000, Subject to Contract.

### VAT

We understand that VAT is not applicable on the sale price.

### Legal costs

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

### Viewing

All viewings are strictly by appointment only

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### Property Misdescriptions Act

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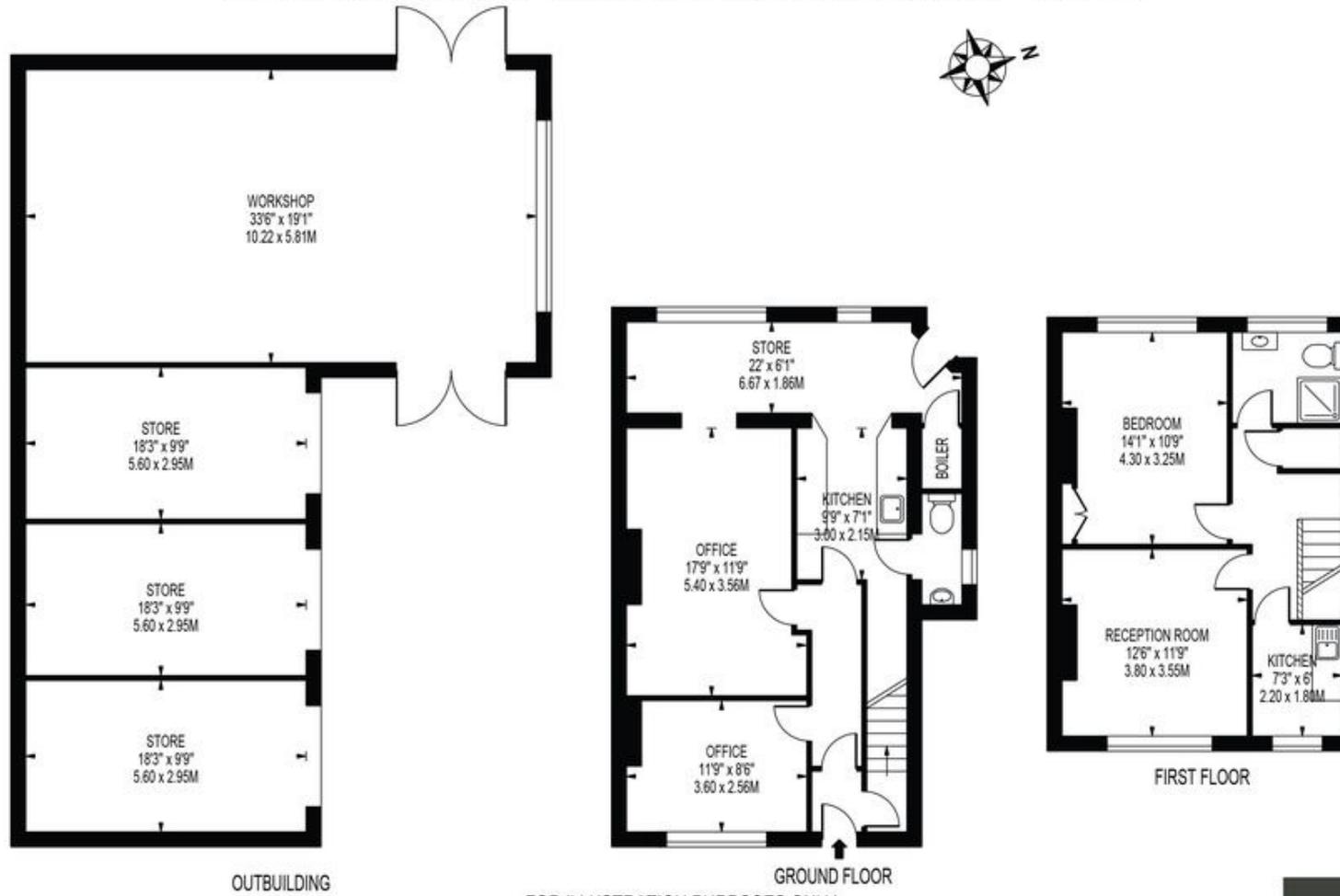


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## CROYDON ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1150 SQ FT - 106.84 SQ M  
(EXCLUDING OUTBUILDING)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF OUTBUILDING: 1197 SQ FT - 111.24 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.  
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