

OFFICE BUILDING
FREEHOLD

020 8686 4400
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G&P PROPERTY
COMMERCIAL FOCUS

 **Capitan House**
1c Church Road, Croydon, Surrey, CR0 1SG



FREEHOLD
OFFICE BUILDING

211.72 sq m (2279 sq ft)

FOR SALE

Viewing by appointment

G&P Property
21-23 Southbridge Place
Croydon
Surrey, CR0 4HA

Nick Payne MRICS
nickp@gpcommercial.co.uk

020 8686 4400

info@gpcommercial.co.uk



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Location

The property is located in central Croydon which has excellent road links with Junction 6 of the M25 located 10 miles to the South, Junction 7 is 12 miles to the East and also the A232 providing a route linking the London Boroughs of Kingston, Sutton and Bromley.

Croydon also benefits from excellent public transport with East Croydon Railway station providing fast and regular rail service to Central London (Victoria and London Bridge) with a journey time of approximately 15 minutes and the South Coast and the Gatwick Express.

West Croydon Railway Station is located to the north of the Town Centre and provides services to Central London, Sutton and Surrey.

The Town also benefits from a Tram system linking Wimbledon in the north west with Beddington and New Addington in the East, running through the centre of Croydon

Description/Accommodation

The property is situated in Church Road close to the junction with Church Street and close to Reeves Corner.

The property forms part of a terrace of four office buildings used as a mixture of offices, medical and other uses.

The property itself comprises a self contained four storey terraced brick built office building with the benefit of the following amenities:

- *Suspended ceilings*
- *Intercom telephone system*
- *Fully carpeted*
- *Air conditioning system and Hot air system*
- *Central heating*
- *Disabled wc at ground floor level*
- *Kitchenette on ground and fourth floors*
- *Three on site car parking spaces.*

Internal Area

Net internal areas as follows:

Ground Floor	50.33 sq m	544 sq ft
First Floor	52.29 sq m	563 sq ft
Second Floor	52.93 sq m	570 sq ft
Third Floor	55.97 sq m	602 sq ft
Total	211.72 sq m	2279 sq ft

Terms

The freehold interest is offered with vacant position in the sum of £695,000, plus VAT (if applicable), subject to contract.

Business Rates

According to the Government website the property has a Rateable Value of £20,250. The UBR for 2021/22 is 49.9p in the £.

Legal costs

Each party to bear their own legal costs incurred in this transaction

Energy Performance Certificate

Awaiting Energy Performance Certificate



Property Misdescriptions Act

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