

FOR SALE
MOT GARAGE WITH
PLANNING
POTENTIAL



CROYDON

whozoo.

86A South End, Croydon CR0 1DQ

Price £550,000



Property Type

LIGHT INDUSTRIAL



Size

4,090 SQFT



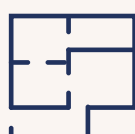
Tenure

FREEHOLD



Borough

CROYDON



Planning Granted

NO



Existing Use

B2 GENERAL INDUSTRIAL

Tenanted



No

Local Train Stations



South Croydon (0.3 miles)
East Croydon (0.8 miles)
Waddon (0.8 miles)

Local Amenities



Co-op (0.1 miles)
Park Hill (0.6 miles)
Whitgift Centre (0.9 miles)

VAT Applicable



No

Rateable Value

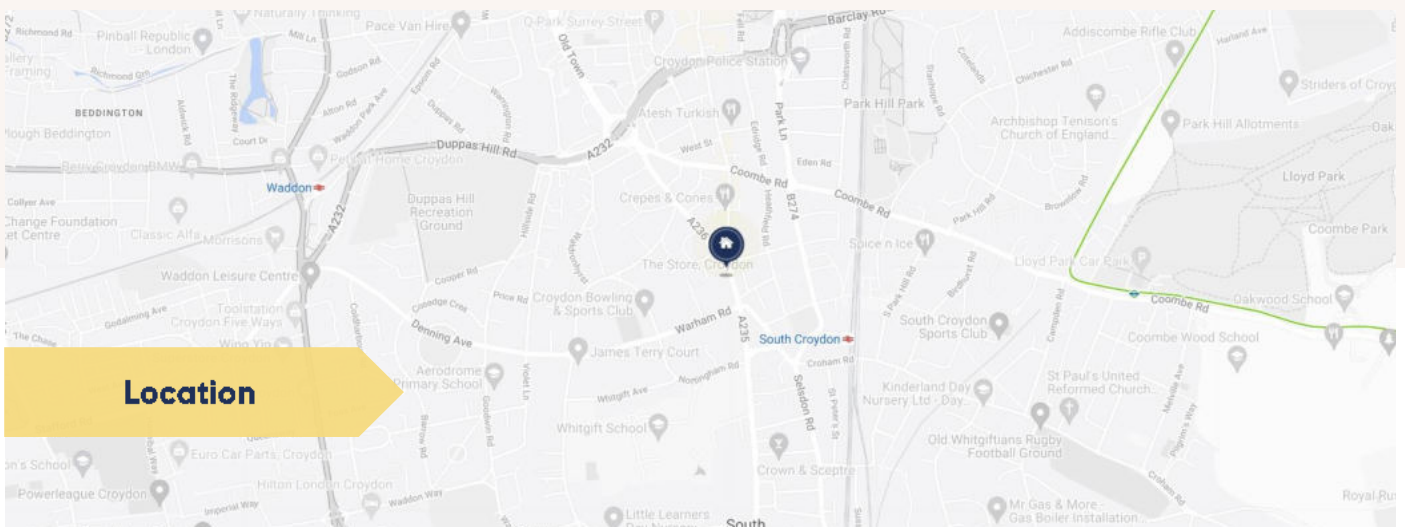


TBC

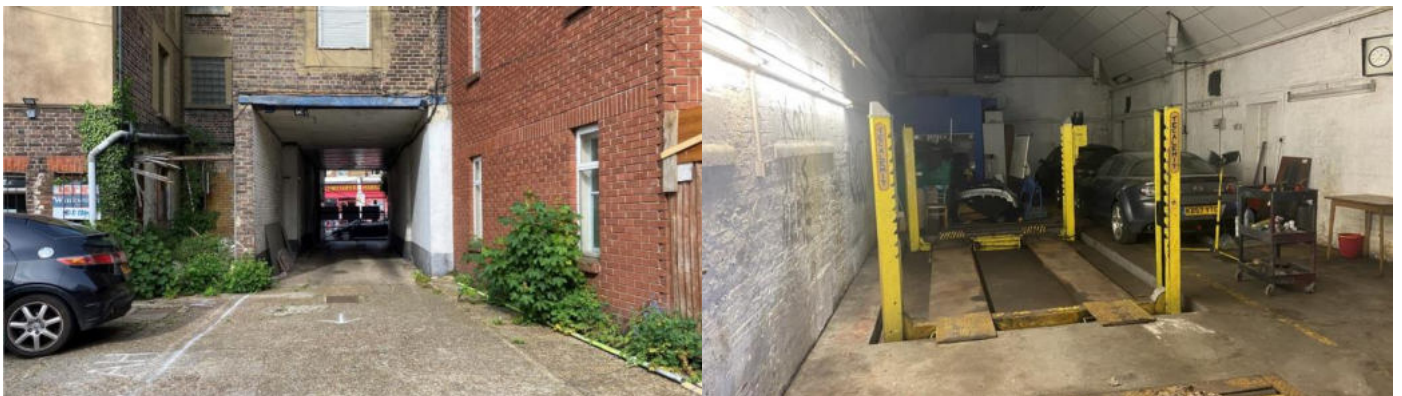
EPC



F



Location



Additional Information

An opportunity to purchase a former MOT Garage with planning permission in the heart Croydon.

The site measures a total of 0.089 acres in size and comprises a workshop building and an associated yard. The workshop measures 380 sqm which is split over two floors and was formerly used as a car repairs centre. The property is accessed via an undercroft passage directly off South End with the benefit of a vehicular right of way.

In November 2020 planning was granted for the demolition of the existing buildings and the erection of 3 x town houses. (Planning reference: 20/05051/FUL) The scheme proposes a new build terrace of 3 x four-bedroom houses over the ground, first and second floors. Each of the proposed houses benefits from an allocated parking space. The CIL (Community Infrastructure Levy) liability for the development is £0. Planning has since lapsed but has been resubmitted.

Low capital value of just £140/sqft. This property will suit local developers as well as local businesses alike.

ACCOMMODATION SCHEDULE

FLOOR	SIZE (SQM)	SIZE (SQFT)
Ground Floor	249	2,680
First Floor	131	1,410
TOTAL	380	4,090

PROPOSED ACCOMMODATION SCHEDULE

UNIT	SIZE (SQM)	SIZE (SQFT)
Unit 1	113	1,216
Unit 2	113	1,216
Unit 3	113	1,216
TOTAL	339	3,648

whozoo.
Commercial Property, Expertly Done



Nathan King
Senior Property Consultant

✉ nathanking@whozoo.co.uk
☎ 07506 966 968 / 033 3200 8330



Latif Acisu
Property Consultant

✉ latifacisu@whozoo.co.uk
☎ 07588 234 318 / 033 3200 8330

whozoo.
Commercial Property, Expertly Done



033 3200 8330



| info@whozoo.co.uk



| www.whozoo.co.uk

- These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract.
- Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct, but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries, and survey as to the correctness of each statement.
- All statements in these particulars are made without responsibility on the part of Whozoo Ltd or the vendor or lessor.
- No statement in these particulars is to be relied upon as a statement or representation of fact.
- Neither Whozoo Ltd nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property.
- Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order.
- Photographs may show only certain parts and aspects of the property at the time when the photographs were taken, and you should rely on actual inspection.
- No assumption should be made in respect of parts of the property not shown in photographs.
- Any areas, measurements or distances are only approximate.
- Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained.
- Amounts quoted are exclusive of VAT if applicable.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.