

**FOR SALE**

**36 Pitlake, Croydon, CR0 3RA**

**REF: AMP4262**

- Place of Worship benefitting from F1 use
- Approximately 6,422 sq. ft
- Ideal for a range of different uses including Religious, Educational and Leisure
- 2 bedroom apartment included
- On site parking demised for approximately 14 vehicles

 **Alex Martin**  
**whozoo.**  
Commercial Property, Expertly Done





## Description

This existing Place Of Worship benefits from F1 Use and is approximately 6,422 sq. ft. The commercial part of the building comprises of 2 halls, 2 studios, multiple offices, storage and W.C facilities. The apartment includes 2 bedrooms, living space, kitchen and W.C facilities. Suitable for a wide range of uses, including Religious, Educational and Leisure. Includes secured demised parking.

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Place Of Worship Benefitting From F1 Use



## Location

This property is located in West Croydon, in a predominantly residential area. There are many amenities nearby including Supermarkets, Retail and Restaurants including Nandos, M&S and H&M. The closest station is walking distance and is West Croydon Railway Station which provides you with Southern and Windrush Line services with bus services also readily available.



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## Place Of Worship Benefitting From F1 Use



### Accommodation:

Basement - 421 sq. ft  
Ground Floor - 2,681 sq. ft  
First Floor - 2,738 sq. ft  
Second Floor - 581 sq. ft  
Total - 6,422 sq. ft

### VAT:

Not Applicable

### Planning:

The consented use of the property is F1 (D1-NonResidential Institutions)

### Tenure:

Freehold of the area as demised on the ordinance survey

### Terms:

Guide Price: £1,500,000 +

### Viewings:

Strictly by appointment with Alex Martin.



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# Floor Plan



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