



96-98
BRAEMAR
AVENUE

SURREY, CR2 0QB

**Freehold Commercial with
Development Potential**

0.15 acres

Offers in excess of
£600,000



EXECUTIVE SUMMARY



PROPERTY TYPE

Office



SIZE

228 sqm/2454 sqft



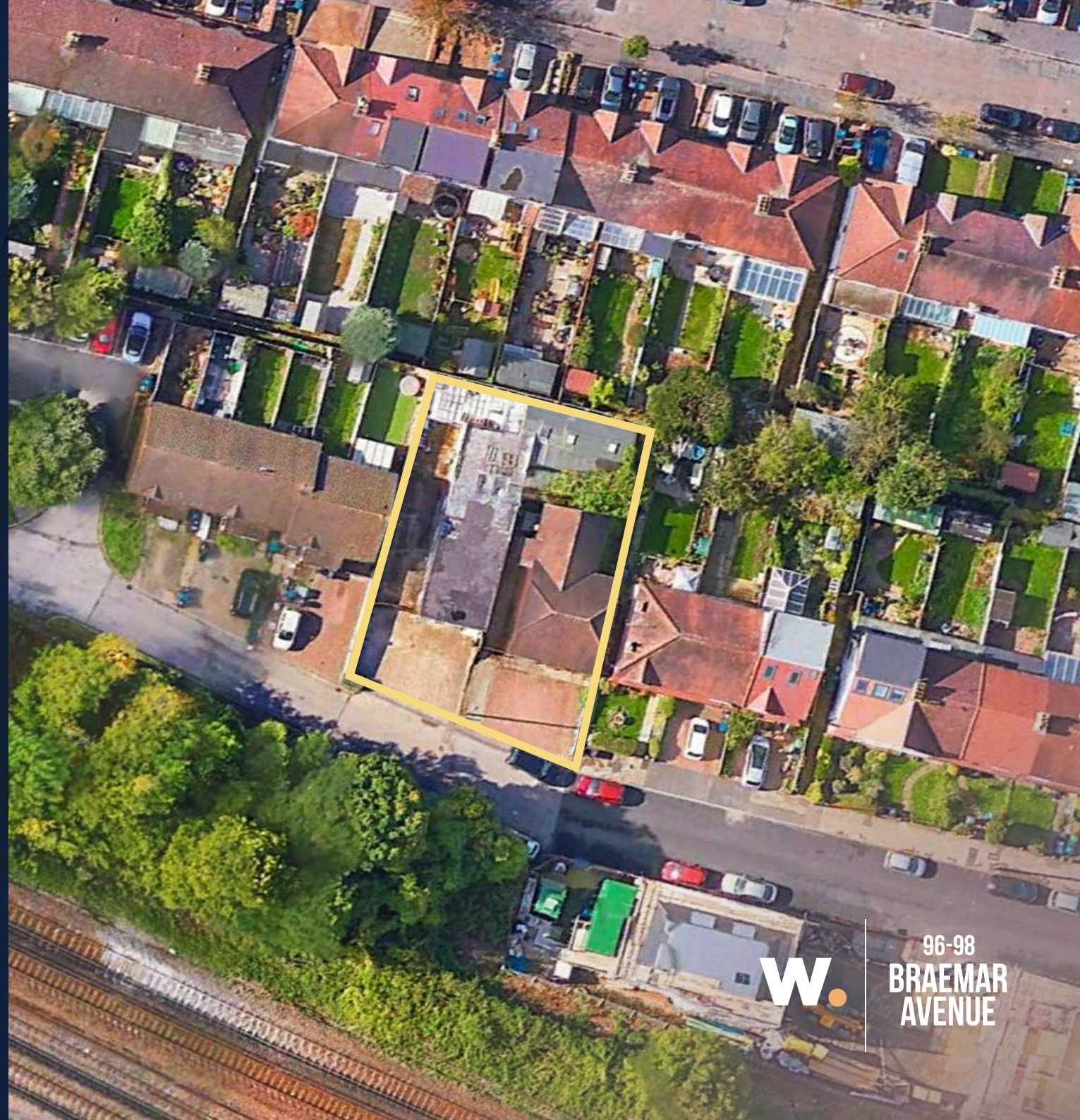
COMMERCIAL / RESIDENTIAL

Commercial



CLOSEST TRAIN STATION

Purley Oaks
(0.1 miles)



96-98
BRAEMAR
AVENUE



ABOUT 96-98 BRAEMAR AVENUE

Freehold Office and F.2 building with development potential in Purley. The site comprises 96 and 98 Braemar Avenue which are on two separate titles. The site incorporates a single storey office with parking adjacent and fronting Braemar Avenue along with a former meeting hall.

98 Braemar Avenue is a single storey office which has been used for several years by a marketing company who no longer require the premises. The unit falls under use class E and measures 151 sqm. The office is L shaped with an extension to the rear of 96 Braemar Avenue.

96 Braemar Avenue is on a separate title and is a former purpose built meeting hall for the Brethren Church and will be sold with vacant possession. The property measures approximately 77 sqm and has high ceilings but does not have windows.

Unconditional offers will be considered in excess of £600,000.

PURE GYM

96 - 98

MitreHouse

PURLEY OAKS STATION



96-98
BRAEMAR
AVENUE

LOCATION

Braemar Avenue is a residential Road in the heart of Purley Oaks. The site is situated towards the end of the to the north and is the only commercial buildings on the road.

Purley Oaks Station is literally across the road from the site (30 seconds walk away) and provides access into Surrey and Central London locations. Brighton Road is off Braemar Avenue and provides direct access in to Surrey, Gatwick and Brighton.

The site is 10 minutes journey from Croydon High Street, which plays host to a number of shops, bars, restaurants, retailers and local amenities.

This location is perfect for businesses, young professionals and families alike.

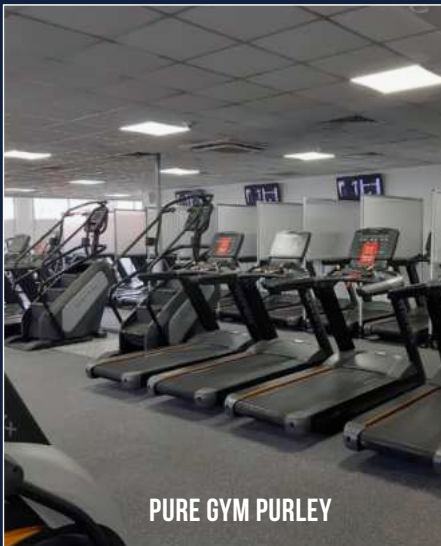
The site is situated towards the far end of Braemar Avenue and is the only commercial building on the road.



LOCAL AMENITY (CLOSEST)
Pure Gym (0.4 miles)



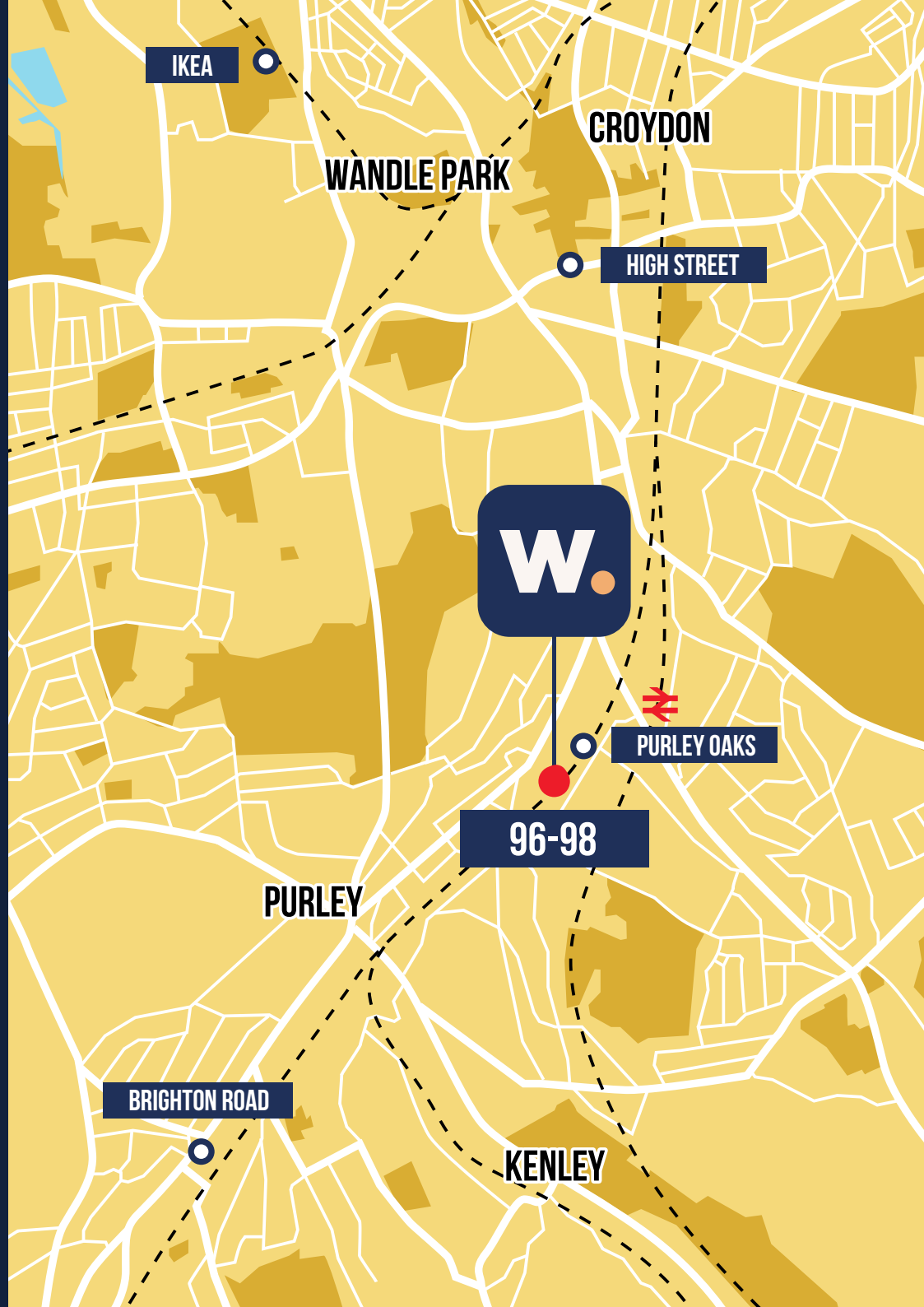
THE CLOSEST TRAIN STATION
Purley Oaks (0.1 miles)



PURE GYM PURLEY



PURLEY OAKS STATION

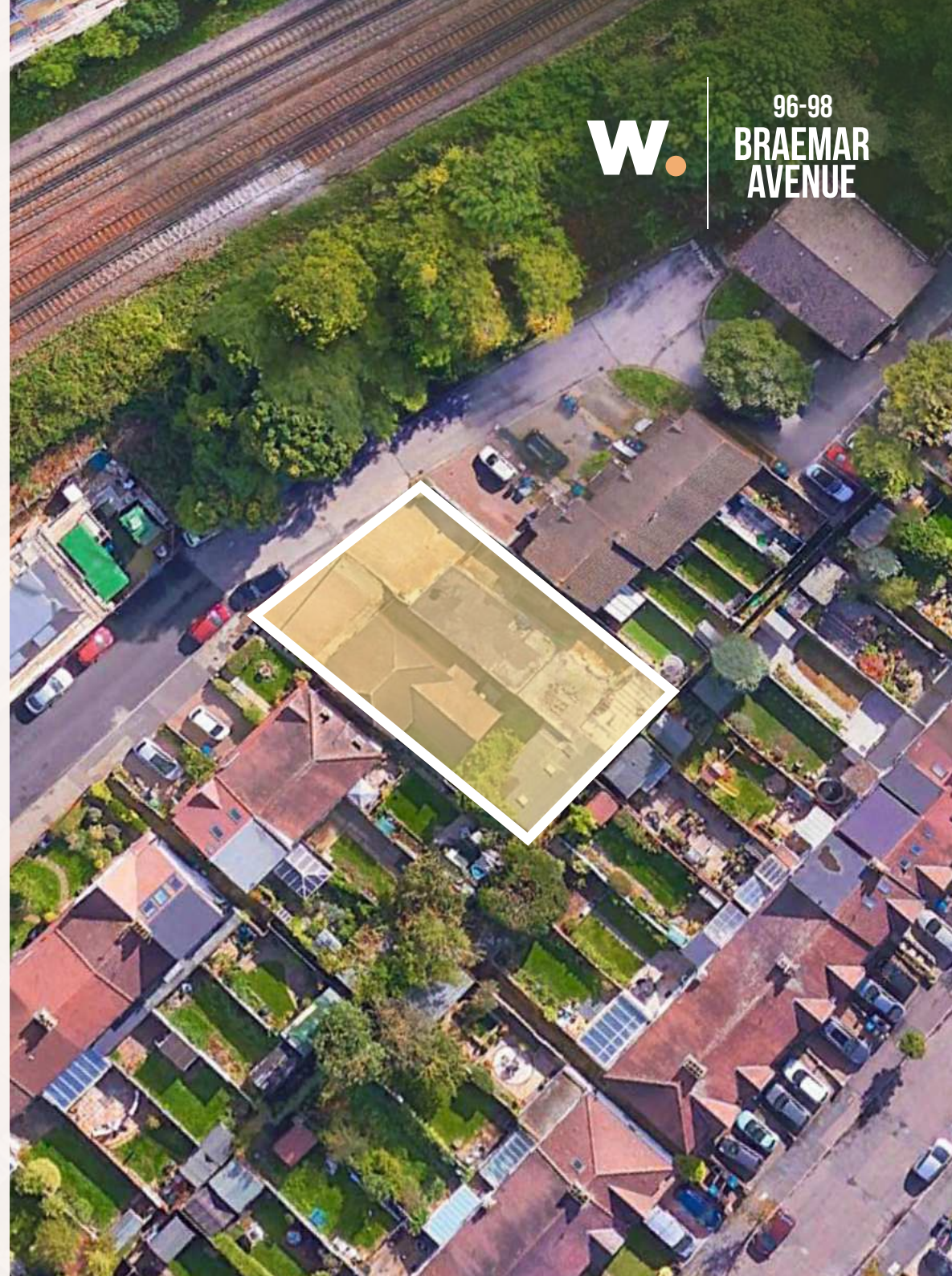


PLANNING

The existing office has a use class E and the meeting hall is F.2. The site lends itself to redevelopment and was recently refused planning permission for the demolition of the existing buildings to create 6 x residential units with a commercial unit (Planning Reference (21/00216/FUL).

The single storey office measures 151 sqm and has the potential to be converted and extended to create 5-6 residential units, subject to gaining the relevant consents.

We encourage all interested parties to conduct their own due diligence on the feasibility of the site.



ACCOMMODATION SCHEDULE

PROPERTY	SIZE (SQM)	SIZE (SQFT)
98 Braemar Avenue	151 sqm	1,625 sqft
96 Braemar Avenue	77 sqm	829 sqft
TOTAL	228 sqm	2,454 sqft

FURTHER INFORMATION:

PROPOSAL:

Offers in the regional of £600,000

VAT

The property is not elected for VAT

VIEWINGS:

Available strictly by appointment only



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