

**FOR SALE**  
**MOT GARAGE WITH**  
**PLANNING**  
**POTENTIAL**



**CROYDON**

**whozoo.**

**86A South End, Croydon CR0 1DQ**

**Price £500,000**



Property Type

**LIGHT INDUSTRIAL**



Size

**4,090 SQFT**



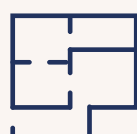
Tenure

**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

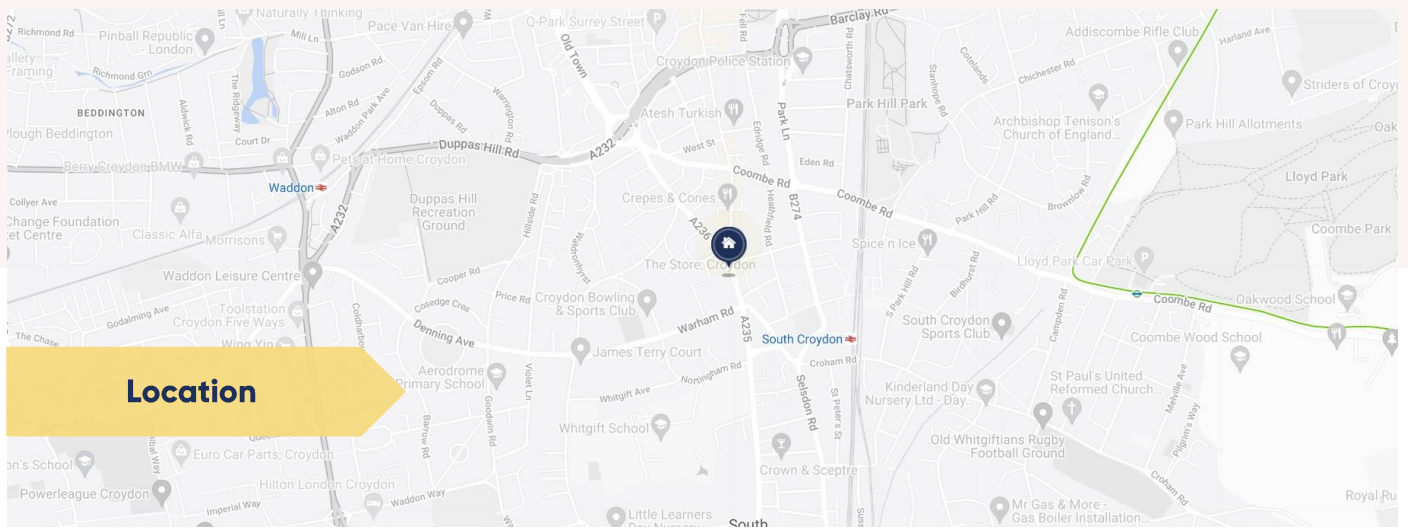


TBC

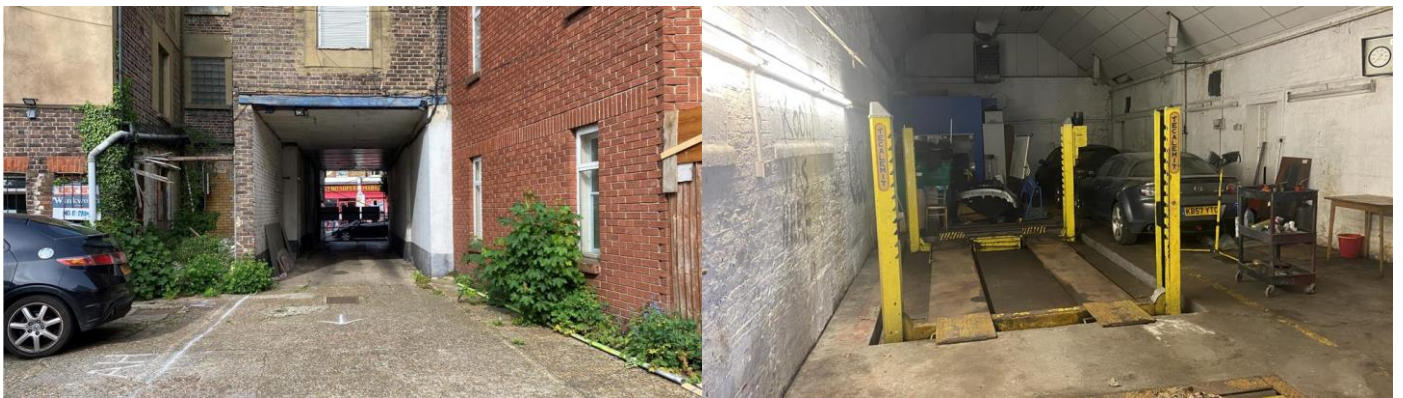
### EPC



F



### Location



### Additional Information

An opportunity to purchase a former MOT Garage with planning permission in the heart of 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 Rd 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
<b>TOTAL</b>	<b>380</b>	<b>4,090</b>

## PROPOSED ACCOMMODATION SCHEDULE

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

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Commercial Property, Expertly Done





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