

# FOR SALE

## FREEHOLD BUILDINGS WITH POTENTIAL



whozoo.

LONDON

 323a Whitehorse Road, Croydon, Surrey CR0 2HR

Price **£475,000**



Property Type

**COMMERCIAL PROPERTY**



Size

**2,368 FT²**



Tenure

**FREEHOLD**



Borough

**CROYDON**



Planning Granted

**NO**



Existing Use

**CLASS E**

### Tenanted



NO

### Local Train Stations



Selhurst (0.3 miles)  
Thornton Heath (0.4 miles)  
Norwood Junction (0.9 miles)

### Local Amenities



Croydon Town Centre (0.5 miles)  
Lidl (0.3 miles)  
Tesco (0.3 miles)

### VAT Applicable



NO

### Rateable Value



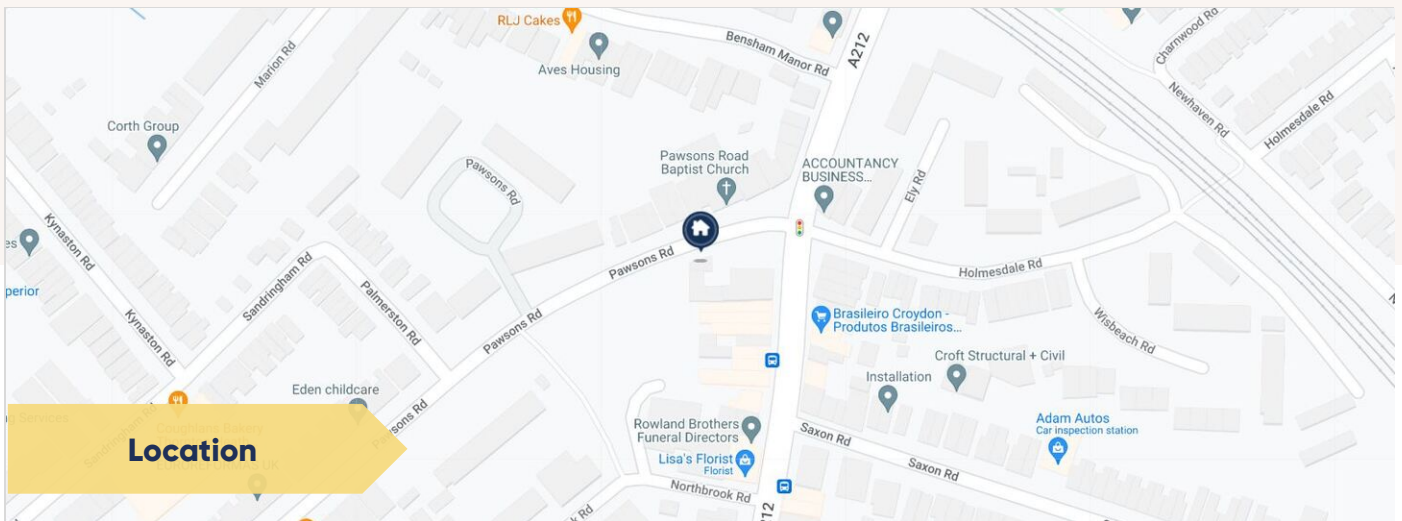
£14,000

### EPC



NO

### Location



## Additional Information

Freehold sale of car repair centre with development potential in Croydon.

The vendors have been in the property for over 30 years and are selling due to retirement. The property comprises three garage units that are linked with a first floor office/workshop. The property measures 220 sqm in total with a yard/parking spaces for 3 x cars.

The existing use class is E Class and has got planning permission for vehicle repairs and spraying since 1986.

The site has clear development potential and was refused planning for 6 x residential flats in 2021 (planning reference: 21/02152FUL).

The vendors will only consider offers in the region of £475,000 unconditional





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