

# FOR SALE

## LIGHT INDUSTRIAL UNIT



whozoo.

CROYDON

Unit 1, 216 Sydenham Road, Croydon, Surrey CR0 2EB

Price **£395,000**



Property Type

**COMMERCIAL PROPERTY**



Size

**2,200 FT<sup>2</sup>**



Tenure

**FREEHOLD**



Borough

**CROYDON**



Planning Granted

**NO**



Existing Use

**CLASS E**



### Tenanted



YES

### Local Train Stations



Croydon Tram Stop (0.5 miles)  
West Croydon (0.5 miles)  
East Croydon (0.5 miles)

### Local Amenities



Lidl (0.6 miles)  
Shopping Centre (0.7 miles)  
Croydon University Hospital (1.7 miles)

### VAT Applicable



YES

### Rateable Value

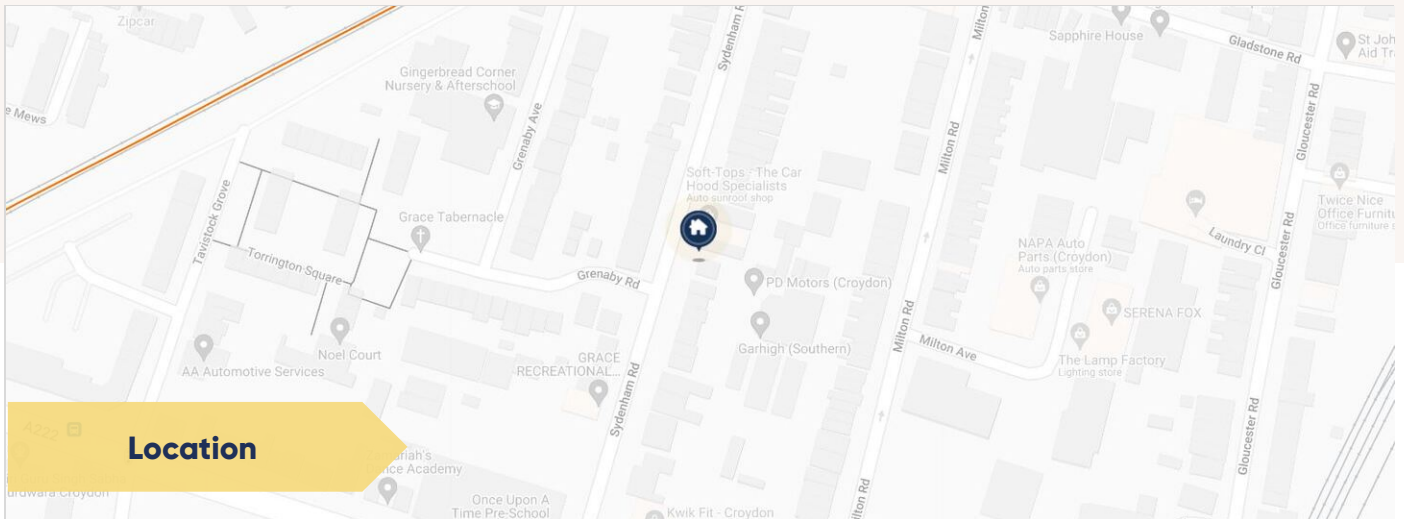


£19,000

### EPC



D

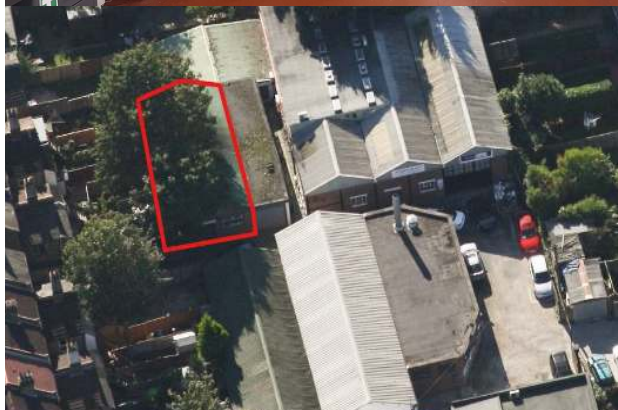


### Location



### Additional Information

This property comprises of a 2,200 sqft Industrial unit. It is currently occupied by owner occupiers running a dental supplies warehouse from 1996. This unit was previously used as a car warehouse and has ample amount of space to be used for a car workshop.



This unit could be let out at around £25,000 per annum due to the comparables in the area and the market value. This unit will be sold with vacant possession and is in a key location in Croydon for both distribution and custom for car workshop.



**Asher Hamilton**  
**Property Consultant**

✉ asherhamilton@whozoo.co.uk  
☎ 07903 643 860 / 0333 200 8330

**whozoo.**  
Commercial Property, Expertly Done



**0333 200 8330**



**info@whozoo.co.uk**



**www.whozoo.co.uk**



**07541 906 478**

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