

FOR SALE
MOT GARAGE WITH
PLANNING
POTENTIAL



CROYDON

whozoo.

86A South End, Croydon CR0 1DQ

Price £425,000



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

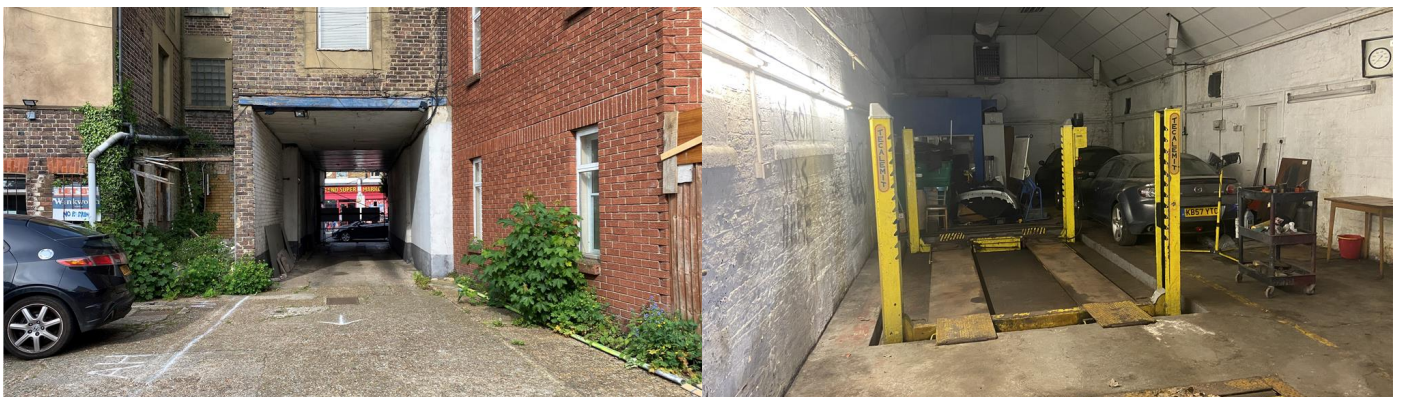
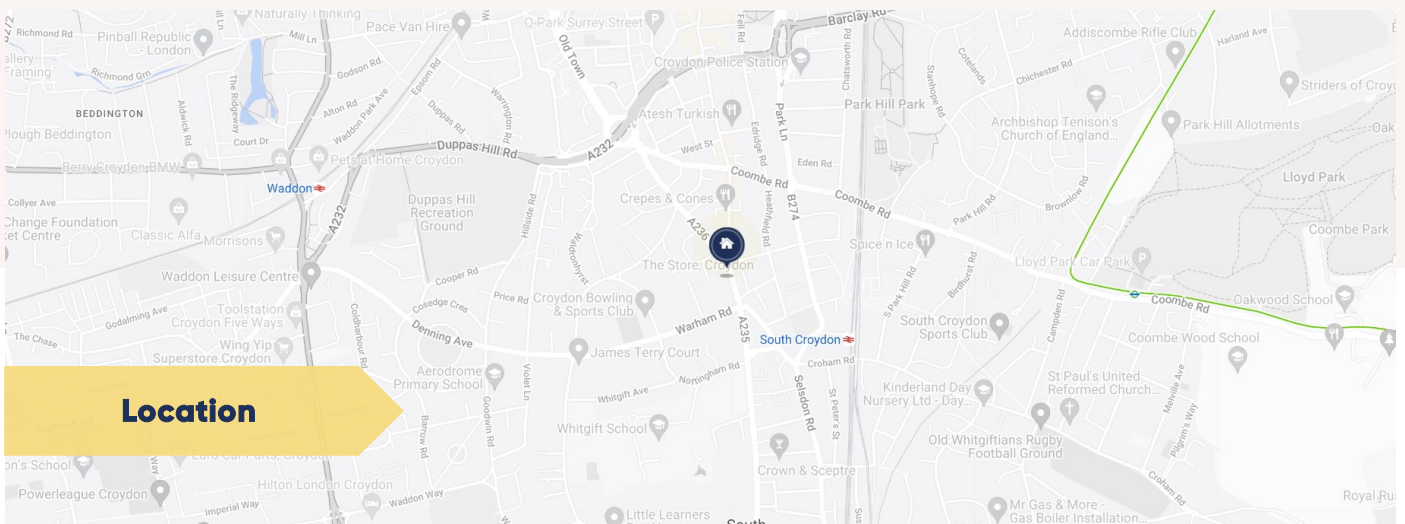


TBC

EPC



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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 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 |
| TOTAL | 380 | 4,090 |

PROPOSED ACCOMMODATION SCHEDULE

| UNIT | SIZE (SQM) | SIZE (SQFT) |
|--------------|------------|--------------|
| Unit 1 | 113 | 1,216 |
| Unit 2 | 113 | 1,216 |
| Unit 3 | 113 | 1,216 |
| TOTAL | 339 | 3,648 |

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