

CHARTERED SURVEYORS - VALUERS COMMERCIAL & INDUSTRIAL ESTATE AGENTS  
PROPERTY MANAGERS & BUILDING SURVEYORS

**SUBSTANTIAL COMMERCIAL AND RESIDENTIAL  
BUILDING WITH DEVELOPMENT POTENTIAL  
SUBJECT TO PLANNING PERMISSION**

**FOR SALE FREEHOLD  
WITH FULL VACANT POSSESSION**

**29-31 STAFFORD ROAD, CROYDON, CR0 4NG  
AND 31B/33B STAFFORD ROAD (REAR)**



**LOCATION:**

The premises are situated on the Stafford Road Croydon section in a prominent position close to its junction with Fiveways Purley Way.

Bus services pass the front door and Waddon railway station is within 3 minutes walk.

The surrounding retailers include a convenience store, take-away shops, solicitors and accountants offices etc. A large Morrisons supermarket is within only four minutes walk at Fiveways Purley Way and The Waddon public house is just opposite.



Covering SOUTH LONDON · KENT · SURREY · SUSSEX

PAUL S LACK BSc FRICS RICHARD G WOODS BSc FRICS  
ASSOCIATE: JERRY C TAYLOR FRICS

Regulated by RICS

**ACCOMMODATION:** The accommodation comprises a ground floor car showroom and retail unit.

To the rear there is parking and stairs access to the upper accommodation.

The upper accommodation consists of two large maisonettes, each situated on first and second floors.

The rear service road provides rear access to the above car showroom and also access to a large detached single storey workshop.

There is a rear pedestrian and vehicular right of way over the service road.

<b>ACCOMMODATION AREAS:</b>	Ground floor total net area to No.29 and No.31	1,454 sq ft
	Rear showroom extension	650 sq ft
	Rear yard	1,350 sq ft
	Maisonette No. 29A	1,320 sq ft GIA approx.
	Maisonette No. 31A	1,320 sq ft GIA approx.
	Rear workshop and premises 41ft x 38ft wide	1,558 sq ft GIA approx.

**PRICE:** Offers are invited for our client's valuable freehold interest in excess of £1,500,000.

**POSSESSION:** The premises, apart from one maisonette, are currently occupied and full vacant possession will be available in mid 2018.

**RATEABLE VALUE:** We understand from the Valuation Office website ([www.voa.gov.uk](http://www.voa.gov.uk)) that the retail showroom area has a rateable value of £20,250 (this includes the workshop).

The two maisonettes have a rating for Community Tax within Band D.

All interested parties should make their own enquiries in respect of the appropriate rateable values and Community Tax Bands.

## NOTICE

Stuart Edwards Fullermoon for themselves and for vendors or lessors of this property whose agents they are give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract.
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**SERVICES:** None of the services have been tested and all interested parties should make their own enquiries.

**VAT:** The figures quoted are exclusive of VAT if applicable.

**LEGAL COSTS:** Each party is to be responsible for their own legal costs incurred in the transaction.

**Viewing strictly by appointment through sole agents:**

**Trevor Stone, Stuart Edwards Fullermoon**  
**102-104 High Street, Croydon, CR9 1TN.**  
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**SUBJECT TO CONTRACT**

(November 2017)

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website. ([www.commercialleasecodeew.co.uk](http://www.commercialleasecodeew.co.uk))

**Awaiting EPC**