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PROPERTY MANAGERS & BUILDING SURVEYORS

**UNUSUAL TOWN CENTRE DEVELOPMENT RETAIL
OPPORTUNITY WITH 3 SHOPS AND PLANNING
FOR 6 FLATS**

VACANT FREEHOLD FOR SALE

106 – 108 HIGH STREET, CROYDON, CRO 1ND



LOCATION:

The property is located on the west side of the High Street (A235), just to the south of the Croydon Flyover. The entire commercial centre of Croydon is within easy walking distance, including East and West Croydon railway stations, Tramlink, together with Centrale, Whitgift and the proposed Westfield shopping centres. Bus services pass the front door serving the surrounding areas and excellent restaurant, retail and leisure facilities can be found close by.

Croydon has been the subject of considerable regeneration with over £4 billion worth of expenditure, which is scheduled to continue with the refurbishment of the Fairfield Halls and the recent introduction of Box Park at East Croydon station, together with the new proposed Westfield Shopping Centre. In addition, Leon House, some 220,000 sq ft, almost opposite the premises, together with Impact House, some 110,000 sq ft, in Edridge Road, immediately opposite, are being converted to provide 1, 2 and 3 bedroom residential apartments. It has been reported that there has been a considerable take-up of units within the former Leon House office premises prior to completion.



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

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ACCOMMODATION: The property currently comprises three ground floor commercial units with basements providing a restaurant, café and office for chartered accountants, all of which can be offered with vacant possession, with the existing residential accommodation on the first and second floors with self contained access.

We are advised that the A2 Accountant's office and the restaurant have tenants but both agreements have break notices and can be determined at short notice.

**DEVELOPMENT
POTENTIAL:**

Planning Permission was granted in June 2017 for the retention of the 3 commercial units to the ground floor and 2 flats to the first floor and 2 flats to the second floor plus 2 new duplex penthouses to the third and fourth floors (Ref: 17/02077/FUL). Plans are attached.

The freehold of the entire building is available for sale with vacant possession.

Two commercial occupiers to the ground floor are holding over and would consider entering into new leases. Further details on request.

PRICE: Offers in the region of £1.5 million for the freehold interest are invited.

NOTICE

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

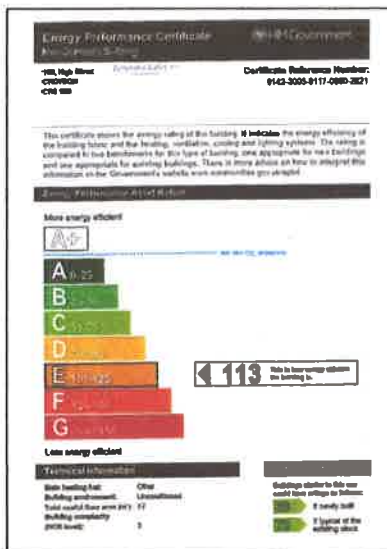
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**SUBJECT TO CONTRACT
(April 2018)**



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)