

- Freehold D2 premises for sale
- Detached building, approx. 5,000 sqft
- Located in the centre of Croydon
- Will suit owner-occupiers and investors
- Apparent longer term development potential (STPP)
- Guide £750,000 F/H plus VAT

## DESCRIPTION

The subject property comprises a detached single storey building measuring approx. 5,000 sqft. The building benefits from D2 use, and until recently was leased to a gym operator. The property is laid out to provide 3 main rooms to the front, a large open plan room to the rear, and benefits from WC / changing room facilities. There is a secure private driveway adjacent to the building which could be utilised for parking / storage. The building is believed to be connected to all main services.

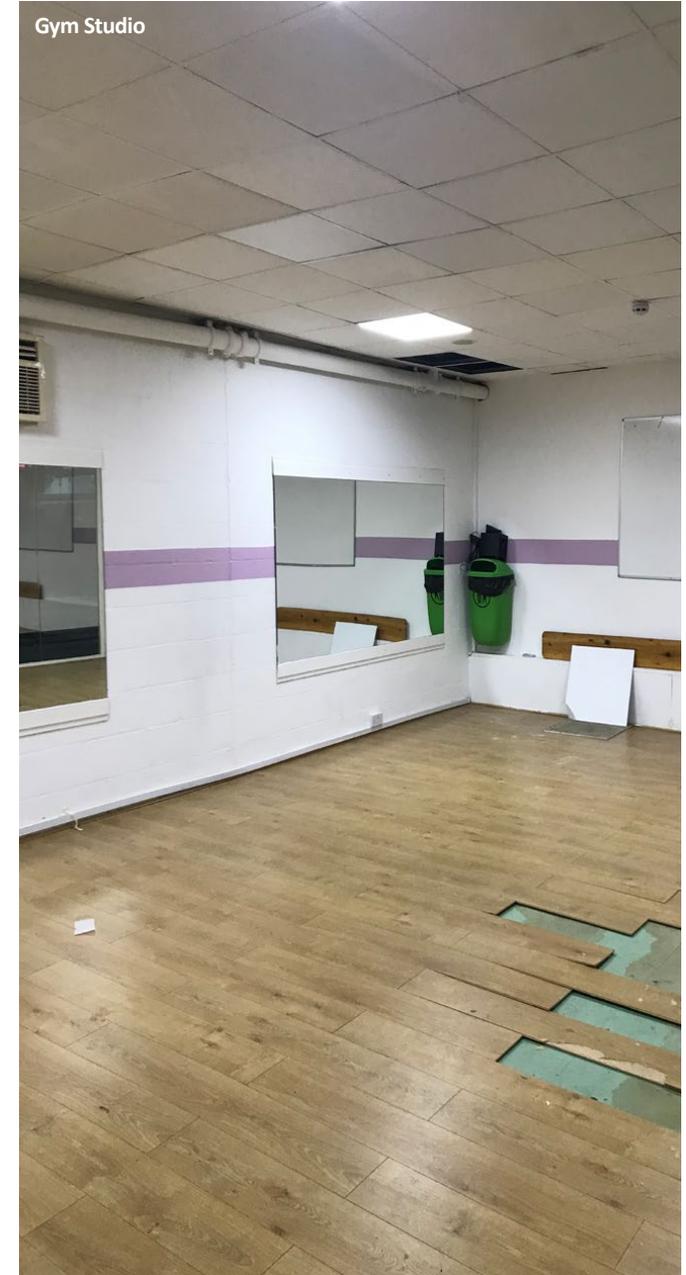
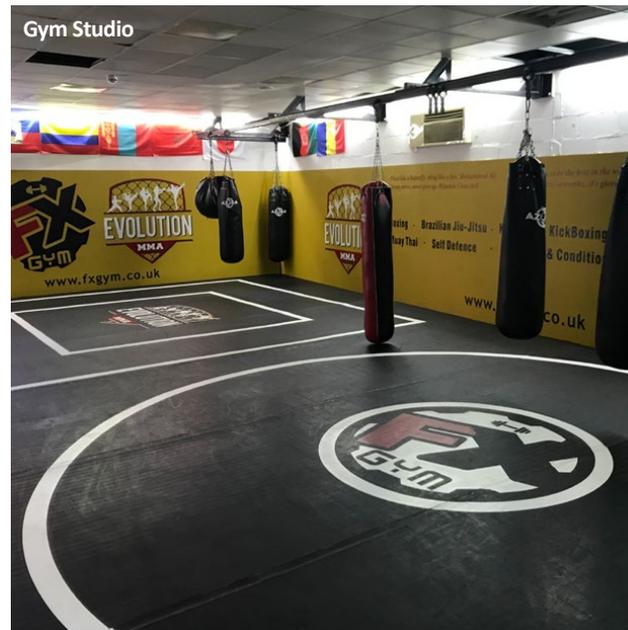
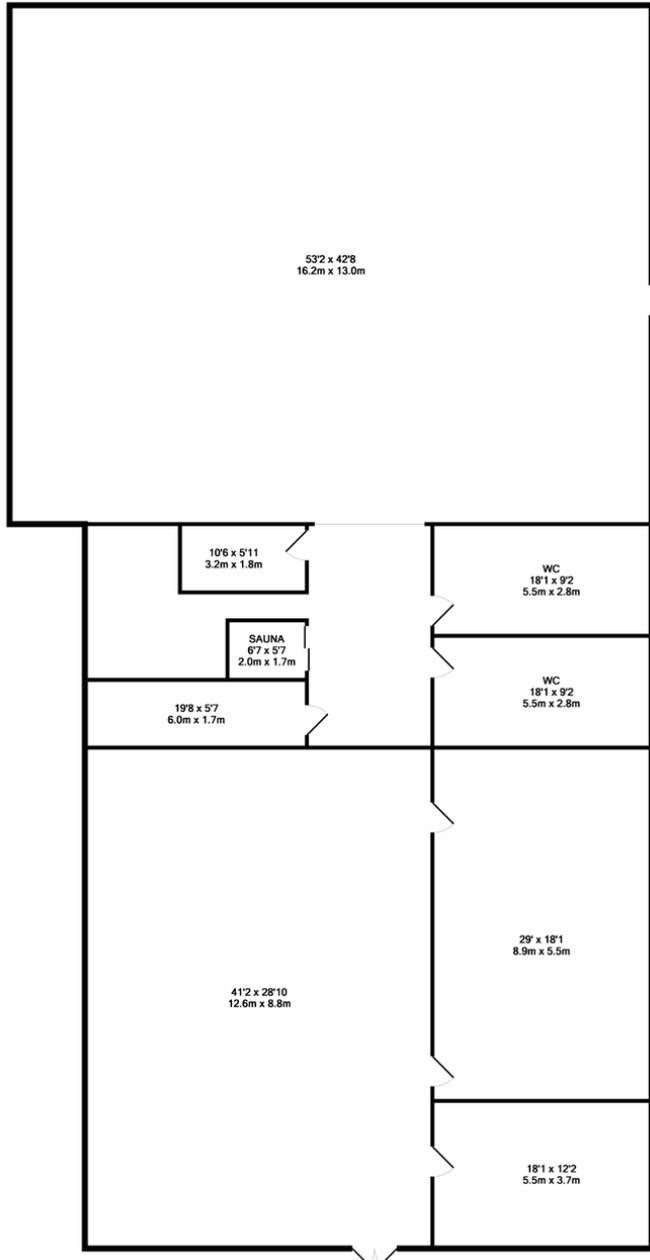
The property is likely to appeal to buyers from a range of business sectors, and the chance to purchase freehold commercial premises in such a sought-after location is rare. Owner-occupiers who operate under D1 or D2 use (including religious organisations, gym operators, training centres), have the opportunity to purchase the building and take immediate occupation. Investors will have no shortage of tenants; we expect an estimated rental value for the property in the region of £50,000pax.

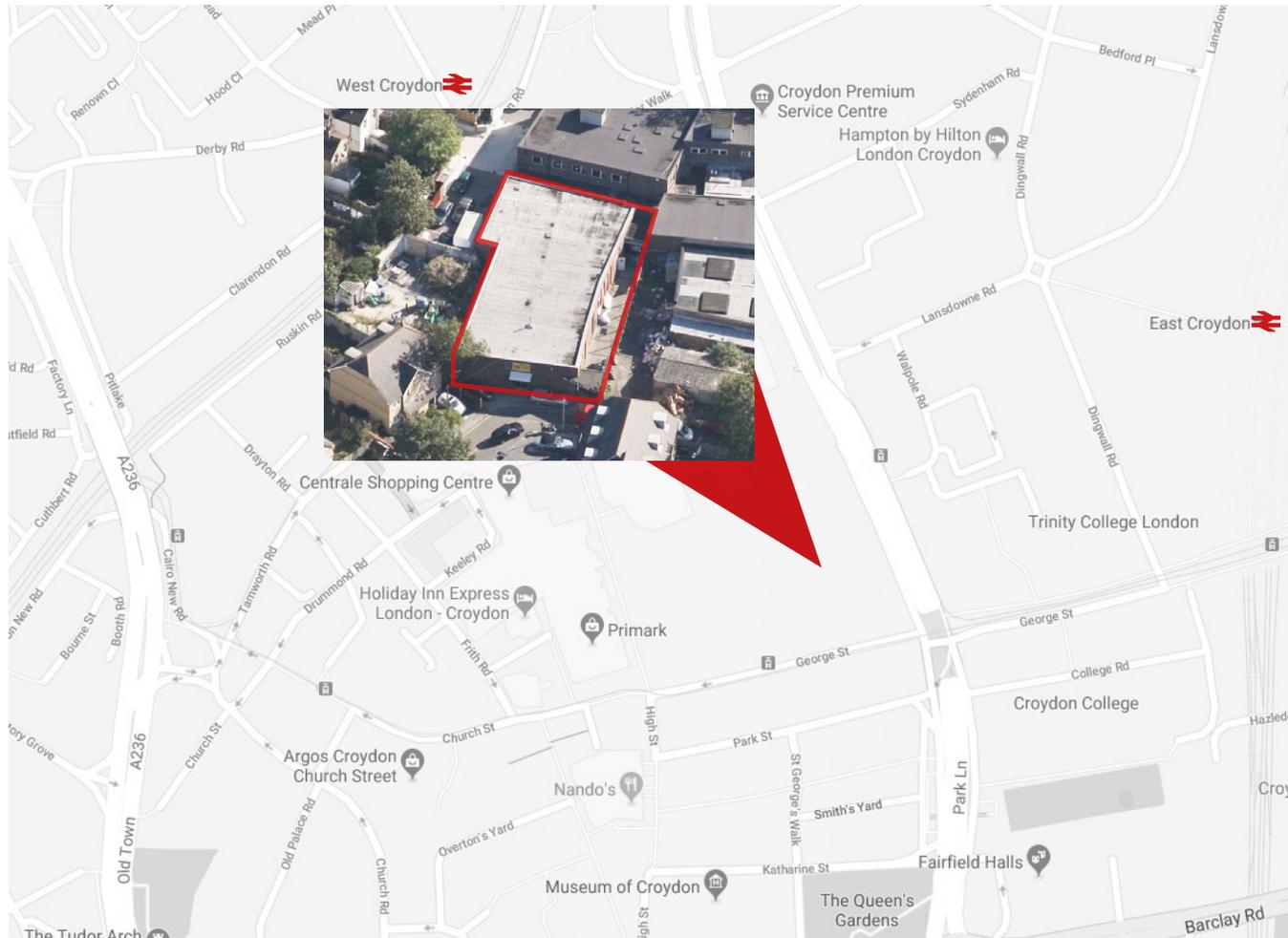
There also appears to be a longer term development angle. There are a number of residential development schemes in the surrounding area which have been built in recent years, as well as several schemes currently in construction, which sets precedent. Croydon is currently undergoing much regeneration with Westfield Shopping Centre due to be constructed in the near future, providing 300 shops, thousands of new homes and jobs.

27 Tamworth Place, Croydon CR0 1RL

Freehold D2 property for sale

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## LOCATION

The subject property is located in the centre of Croydon on Tamworth Place, just off Church Street. Church Street directly links into the Whitgift Shopping Centre, which will be home to the New Westfield Shopping Centre in the near future. Church Street tram stop is located 100 yards away and services Croydon, Wimbledon, Elmers End and Beckenham.

East Croydon Station is situated 0.3 miles away and provides a direct service to London Bridge in approx. 15 minutes, London Victoria in approx. 17 minutes and London St Pancras is approx. 32 minutes. The station also services areas further afield including Luton, Bedford and Gatwick Airport. There are several bus routes within walking distance which regularly service the local area.

## TERMS

£750,000 F/H, with full vacant possession.

## VAT

We understand that VAT is applicable in this transaction at the prevailing rate.

## EPC

An EPC is available upon request.

## FURTHER INFORMATION

A copy of the floorplan is available upon request.

## VIEWINGS

All viewings are strictly by prior appointment with Acorn's Commercial & Development Division on 020 8315 5454.



**For more information contact:**  
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Acorn as our vendor's agents have endeavoured to check the accuracy of these sales particulars, but however can offer no guarantee, we therefore must advise that any prospective purchaser employ their own experts to verify the statements contained herein. All measurements are approximate and should not be relied upon. No equipment, utilities, circuits or fittings have been tested.

Meet the rest of the team...



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