

ANDREW PENNELL

LONDON'S DEVELOPMENT AGENT

121-123 Lower Addiscombe Road
Croydon, CR0 6PU



Location: The property (site) is located on the north side of the Lower Addiscombe Road (A222) close to the junction with Grant Road. The nearest station is East Croydon and is approximately 0.4 miles (0.6 Km) distance. The station also serves as a Tram Stop and is within Travelcard Zone 5. Southern provides a rail service to London Blackfriars, London Victoria and a frequent service to Gatwick Airport and connections to the National Rail Network. Addiscombe Tram Stop is also close by at 0.4 miles (0.6 Km) distance and served by three tram routes.

Description: The property consists of two adjoining Victorian three-storey buildings plus basement forming part of a terrace of similar buildings with commercial on the ground floor with flats above. The ground floor is currently used as offices in connection with the vendor's car sales business with the area in front of the property used for the display of cars. To the rear is the MOT and service workshop accessed via Regent Place that runs off Grant Road. The upper parts consist of 4 self contained flats.

Planning: Planning consent was granted by the London Borough of Croydon on the 22nd of September 2016 for the demolition of the existing buildings to the rear of the property, construction of a single storey building at the rear for use as an MOT Centre. Conversion of the main building to form 9 flats comprising of 3 x two bedroom flats, 2 x two bedroom maisonettes, 1 x three bedroom flat and 3 x one bedroom flats. A three-storey rear and basement extension, provision of four car parking spaces and associated vehicular crossovers.

Tenure: Freehold.

Price: Offers in excess of £1.6 m.

CIL (Community Infrastructure Levy): £56,329.79 to be paid by incoming developer.

VAT: Not applicable

Business Rates: To be advised.

Legal costs: Each party is to be responsible for the payment of its own costs.

Viewing: The outside of the property can be viewed at any time from the forecourt of the car sales area or the rear from Regent Place. Internal viewing is STRICTLY by appointment as the vendor is still operating his business from the premises.

SOLE AGENTS

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