



DEVELOPMENT SITE FOR SALE

283-285 HIGH STREET, CROYDON, SURREY, CR0 1QH
0.068 Acres (0.027 Hectares)

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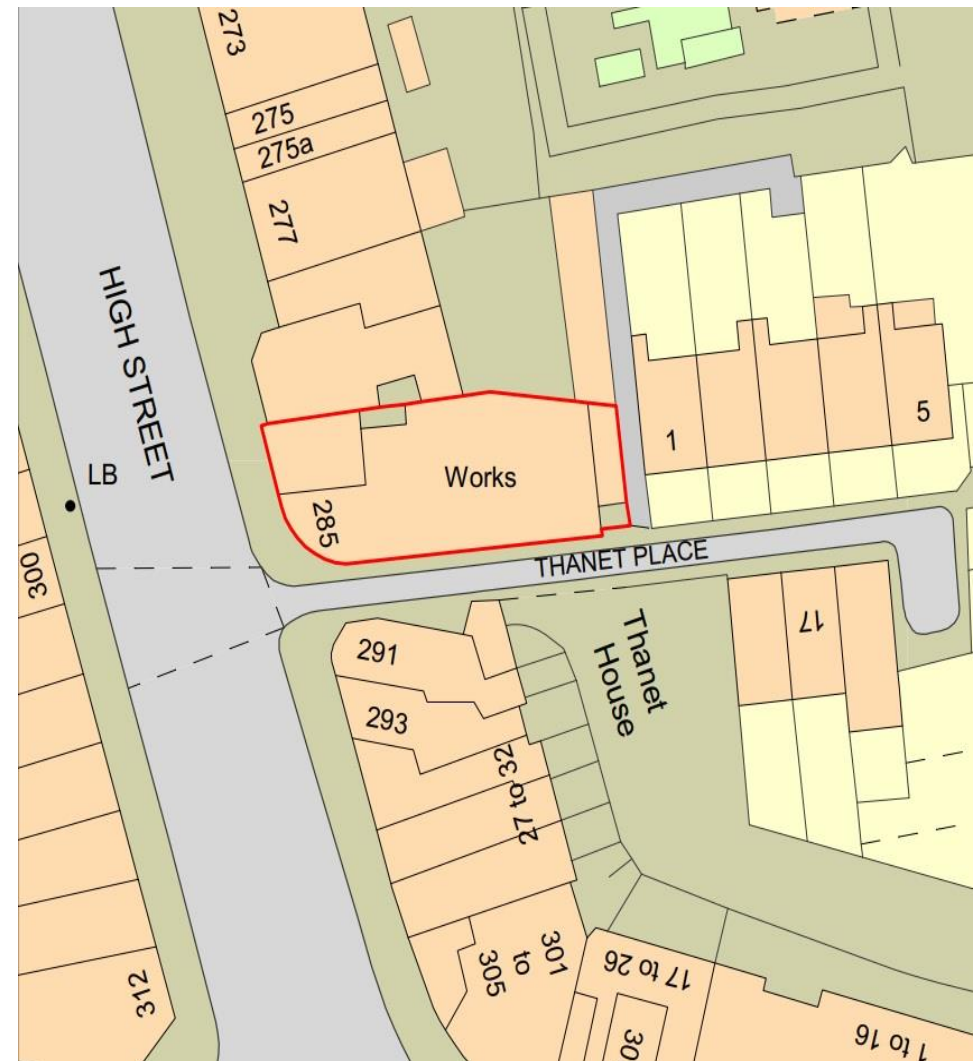
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EXECUTIVE SUMMARY

- The site is suitable for mixed use development and fronts onto the High Street, south of Croydon town centre
- Located 0.5 miles from South Croydon railway station and 0.7 miles from East Croydon railway station
- Total existing floor area of 2,573 sq ft (239 sq m) arranged over ground and first floors
- The existing premises comprise ground floor retail with residential upper parts and a north light industrial building to the rear
- Pre-application has been submitted for the 'Demolition of the existing building and erection of 5 storey building comprising ground floor retail unit facing High Street and 8 flats. The response was positive.

LOCATION

The property is located on the East side High Street, Croydon south of the town centre on the corner of Thanet Place. East Croydon railway station is 0.7 miles north of the property and South Croydon railway station is 0.5 miles southeast from the property, providing frequent services to London and south toward Gatwick Airport. Junction 7 of the M25 is approximately seven miles south of the property.



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DESCRIPTION

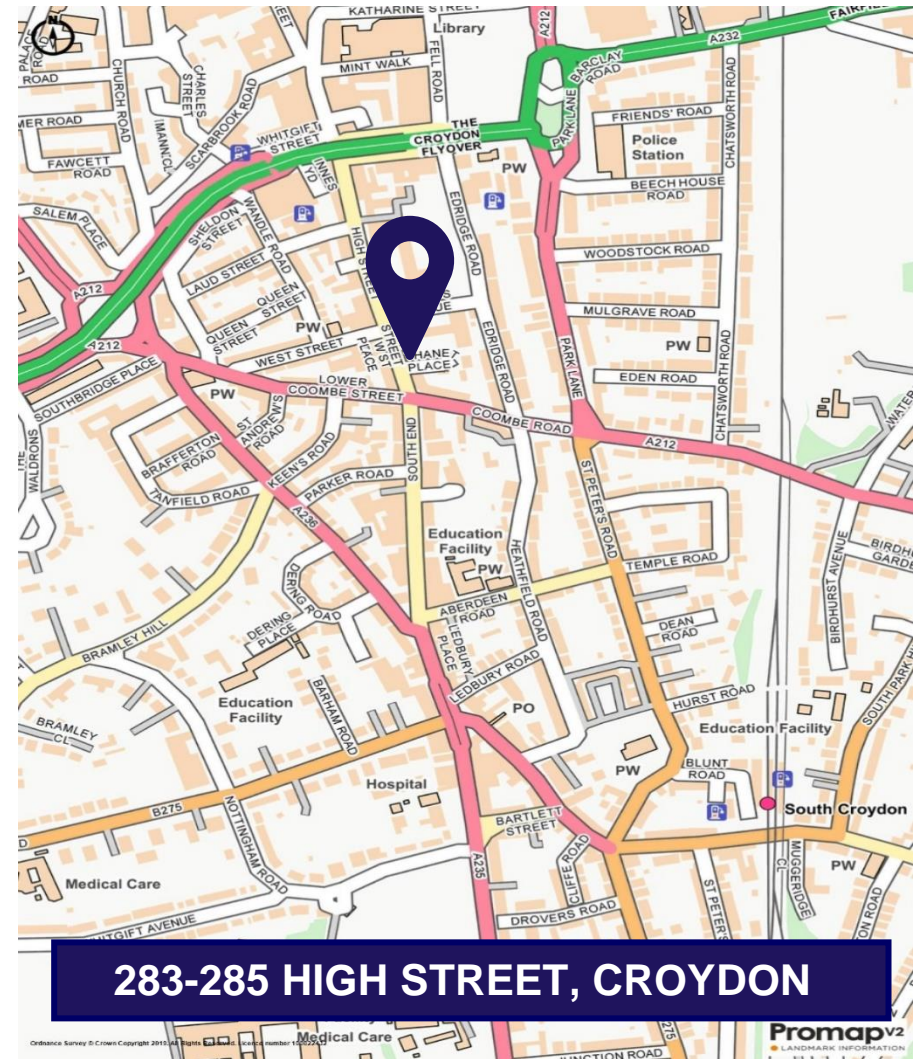
The property currently comprises two separate ground floor retail units fronting the High Street with workshop accommodation to the rear of no. 285 and a 2 bedroom flat arranged over the first floor with a separate access. The existing floor area extends to 2,573 sq ft. The site area is 0.068 Acres (0.027 Hectares).

PLANNING

A pre-application has been submitted for the 'Demolition of the existing building and erection of 5 storey building comprising ground floor retail unit facing High Street and 8 flats (1 flat at ground floor rear and 7 flats on floors 1, 2, 3 and 4). The positive response is available in the data room.

PRELIMINARY SUGGESTED ACCOMMODATION SCHEDULE

Unit	Floor	Type	GIA(m2)	SQM	SQ FT
00-01	Ground	1 bed [2p] W	120	59	634
01-01	First	2 bed [4p]	160.7	70.9	763
01-02	First	1 bed [2p]		50.2	540
02-01	Second	2 bed [4p]	160.7	70.9	763
02-02	Second	1 bed [2p]		50.2	540
03-01	Third	2 bed [4p]	160.7	70.9	763
03-02	Third	1 bed [2p]		50.2	540
04-01	Fourth	2 bed [3p]	97.1	64.4	693
Resi Total			699	487	5,238
Commercial				77	823



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GUIDE PRICE

Offers are invited on both an unconditional basis or subject to planning for a scheme similar to that in the pre-application. No bidder should calculate by reference to any other bid.

- Identity of the proposed purchaser;
- Purchase price;
- Provide financial evidence of your ability to complete the purchase with your track record;
- Proposed timescales for exchange of contracts and completion of sale;
- Solicitor details;
- Any conditions or surveys that are required;
- No offer is to be calculable by reference to any other offer.

TENURE

The property is held within a larger freehold under title number SGL721550.

RATEABLE VALUE

- 283 High Street: £7,800
- 285 High Street: £21,750

VAT

We understand that the property is not elected for VAT.

LEGAL COSTS

Each party is to be responsible for their own legal and surveyors' costs.

FURTHER INFORMATION

For further information or to arrange a viewing please contact the sole agent SHW by phoning 020 8662 2700. Please follow the link to the data room:- <http://property.shw.co.uk/283-285-High-Street-Croydon-CR0-1QH/Data-Room>



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