



143 - 149 CROYDON ROAD, CATERHAM CR3 6PF

Summary

- Builders merchants with yard, offices and residential accommodation situated on a site of approximately 0.90 acres
- Majority of the site currently owner occupied with the offices and residential elements vacant
- Potential for comprehensive redevelopment or variety of alternative uses subject to obtaining the necessary consents
- Offers invited in excess of £3,000,000 for the freehold interest

Description

The existing property comprises a builders merchants known as 145 – 147 Croydon Road with retail frontage, yard space and a series of single storey warehouse.

The property also consists of a 2-storey vacant office building (formerly a detached house) known as 143 Croydon Road to the left of the retail unit and a residential building (1 x flat and HMO) across 3-storeys known as 149 Croydon Road to the right.

The overall site extends to 0.90 acres with access to the site taken directly from Croydon Road.

Location

The property occupies a prominent position along Croydon Road, Caterham.

Caterham is situated 8 miles South of Croydon, inside London's ring road, with access onto the M25 a 5-minute drive away.

Caterham train station is located 0.4 miles from the property providing regular services directly to London Bridge in 48 minutes.





Planning & Development

The property, which is located within Tandridge District Council, benefits from Commercial, Business & Service use (E) Residential use (C3), Industrial use (B2) and Storage use (B8).

The property offers potential for comprehensive redevelopment or alternative uses subject to obtaining the necessary consents.

Terms

Offers invited in excess of £3,000,000 for the freehold interest



VAT

We understand the property is not elected for VAT.

Tenure

The property will be sold freehold with vacant possession upon completion.

Anti-Money Laundering

In order to comply with anti-money laundering legislation, the successful purchaser will be required to provide identification documents. The required documents will be confirmed to and requested from the successful purchaser at the point of agreeing Heads of Terms.

Contact

To discuss any aspect of this property or the disposal process, please contact the sellers sole agent:

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