

Mixed Commercial / Residential Redevelopment Opportunity (STPP) For Sale



57/59 SOUTH END CROYDON SURREY CR0 1BF

t 01923 230414

One Wellstones Watford Hertfordshire WD17 2AE

e admin@warrantgroup.net

www.warrantgroup.net



Location

Croydon is located approximately 13 miles south of Central London, 7 miles south west of Bromley and 5 miles east of Sutton. The M25 is 12 miles to the south and is accessed via the A23 which becomes the M23 motorway and joins the M25 at Junction 7.

The town has a population of 52,104 persons and benefits from excellent rail communications with frequent services to Central London in approximately 18 minutes from East Croydon to Victoria and 12 minutes from West Croydon to London Bridge. East Croydon station is part of the Thameslink line which provides a cross London service between Bedford and Brighton. Gatwick Airport is approximately 30 miles south via the M23. Croydon is the largest office centre in the South East of England outside Central London.

Situation

The property is situated to the south of the town's prime retail core on South End (A235), the major route into the town centre from the south. The property is situated within an established restaurant and bar area, with a mixture of national operators, including JD WETHERSPOON and FISH & GRILL, and local traders. There are several pubs and restaurants close by.

The town's main A3/A4 restaurant/bar area is approximately 10 minutes walk to the north of the property, just to the south of the prime pedestrianised retail section on North End. Operators represented in this section of the town centre include NANDOS, REFLEX and TIGER TIGER. There is also a Vue multiplex cinema.

Description

The property is a modern three-storey building built in the early sixties being of brick construction under a flat asphalt roof. In 2001 a new two-storey extension was added to the front of the building.

Site Area

The site area measures approximately 264.5 m² / 2,847 ft²

Redevelopment Opportunity

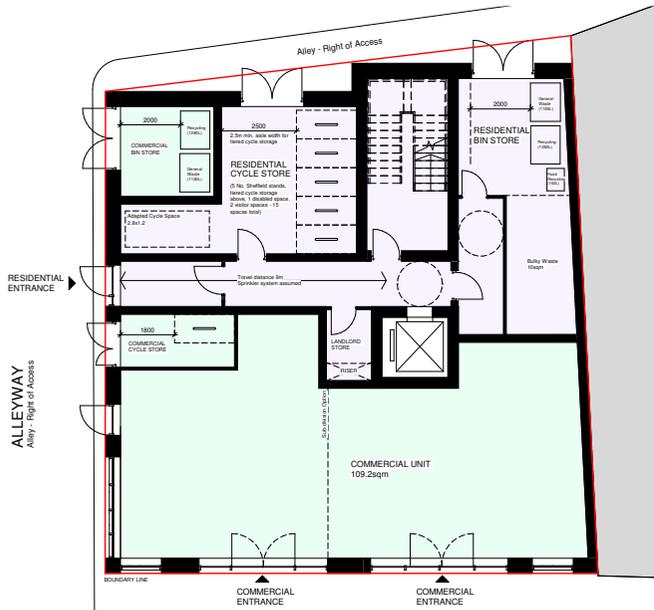
A planning application is to be submitted imminently to Croydon Council for the demolition of the existing building and the construction of a new building comprising 117.3 m² / 1,262 ft² ground floor Class E Premises together with 3No. one bedroom flats, 2No. two bedroom flat and 3No. three bedroom flats over first, second and third floors, brief details of which are provided on Pages 3 and 4 with further details provided upon request.

Freehold Price

The vacant Freehold interest is available at a price of £1.5million plus VAT subject to contract.

Availability

The property is available on completion of the legal formalities.



As Proposed Ground Floor Plan

3No one bedroom, 2No. two bedroom and 3No. three bedroom flats as follows:-

| New Build Scheme | GIA Res. | GIA Comm | GIA Total |
|--|--------------|--------------|--------------|
| Ground Floor Commercial (sqm) | | 117.3 | 117.3 |
| Ground Floor Residential Ancillary (sqm) | 107.7 | | 107.7 |
| 1F Residential Ancillary (sqm) | 31.6 | | 31.6 |
| 1F Residential (sqm) | 166 | | 166 |
| 2F Residential Ancillary (sqm) | 31.6 | | 31.6 |
| 2F Residential (sqm) | 167.2 | | 167.2 |
| 3F Residential Ancillary (sqm) | 31.6 | | 31.6 |
| 3F Residential (sqm) | 164.5 | | 164.5 |
| Residential Mix (%) | | | |
| TOTAL GIA | 700.2 | 117.3 | 817.5 |

| 1B1P | 1B2P* | 2B4P | 3B5P | Total Units |
|------|-------|------|------|-------------|
| | | | | |
| 1 | 1 | 1 | | 3 |
| | | | 1 | 2 |
| | 1 | | 1 | 2 |
| 14.3 | 28.6 | 28.6 | 28.6 | 100.0 |
| 1 | 2 | 2 | 2 | 7 |

*3F - 1B2P unit designed to be M4(3) compliant



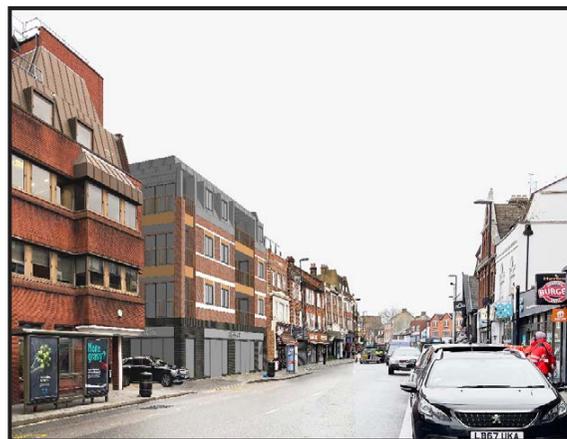
As Proposed First Floor Plan



As Proposed Second Floor Plan



As Proposed Fourth Floor Plan



Existing Accommodation

The existing accommodation comprises a ground floor restaurant with first floor seating overlooking the vaulted area. The second floor is ancillary storage/staff areas. The approximate areas are: -

| | | | | |
|------------------------|--------------|-----------------------|---------------|----------------------|
| Ground Floor | 2,847 | ft ² | 264.50 | m ² |
| First Floor Ancillary | 1,118 | ft ² | 103.90 | m ² |
| Second Floor Ancillary | 1,128 | ft ² | 104.79 | m ² |
| TOTAL | 5,093 | ft² | 473.19 | m² |

Energy Performance Certificate

The Energy Performance Certificate is to be provided on request.

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ 67 This is how energy efficient the building is.

Net zero CO₂ emissions

Rating Assessment

The existing Rateable Value for the existing property is £81,000.

The Uniform Business Rate for the year 2022/23 is 51.2p in the £.

Local Authority

Croydon Council
Bernard Weatherill House
8 Mint Walk
Croydon
CR0 1EA

Value Added Tax

The property is registered for Value Added Tax.

Legal Costs

Each party is to bear their own legal costs.

Viewing

Strictly by appointment with the Owners Agents: -
Warrant Properties Limited One Wellstones Wafford WD17 2AE
Telephone: 01923 230414 / Email: admin@warrantgroup.net

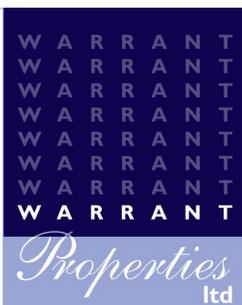


Promap
LANDMARK INFORMATION GROUP

Ordnance Survey © Crown Copyright 2018. All rights reserved.
Licence number 100022432.

Further Information please contact:

JANUARY 2023

| | |
|---|--|
| <p>JAMES FASAL jamesfasal@warrantgroup.net</p> <p>Warrant Properties Limited One Wellstones Watford Hertfordshire WD17 2AE</p> <p>Tel: 01923 230414</p> |  The logo for Warrant Properties Ltd. It features the word 'WARRANT' repeated seven times in a grid of white capital letters on a dark blue background. Below this grid, the word 'Properties' is written in a white, elegant script font, and 'Ltd' is written in a smaller, white, sans-serif font below it. |
|---|--|

Disclaimer:

Warrant Properties Limited gives notice that these details are set out as a general outline only for guidance. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and their details are provided in good faith and are believed to be correct but any reader should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

No person in the employment of Warrant Properties Limited has any authority to make or give any representations or warranty whatever in relation to these properties or the details, nor enter into any contract relating to the property on behalf of Warrant Properties Limited. No responsibility can be accepted for any expenses incurred by parties inspecting properties.