

Lot 28

£18,000 Per Annum
Exclusive

1 & 2 Grant Place, Addiscombe, Croydon, Surrey CR0 6PX Freehold Detached Workshop/Office Investment



Key Details

- Of interest to investors, developers and owner occupiers
- Potential Change of Use and Development Opportunities (subject to consents)
- Let on annual basis as a live and work unit
- VAT-free investment

Location

Miles: 1 mile east of Croydon
3 miles west of West Wickham
Roads: A23, A232
Rail: Croydon
Air: London Gatwick

Situation

The property is located approximately 1 mile east of Croydon Town Centre and 10 miles south of Central London. The property is situated off Lower Addiscombe Road (A222) via Nicholson Road, within a predominantly residential area on the north side of Grant Place. The property benefits from close public transport facilities including East Croydon Railway and Addiscombe Tramlink stations.

Description

The property comprises a ground floor workshop with associated office space and further office, kitchen and bathroom accommodation on the first floor.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Energy Performance Certificate

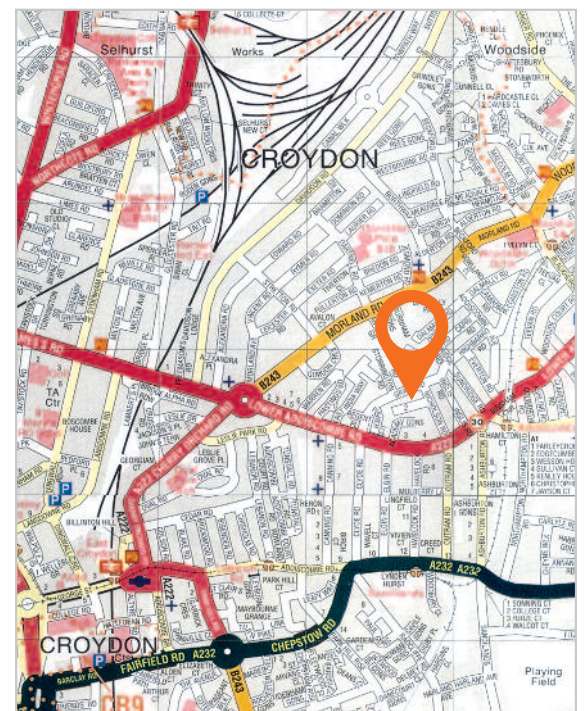
G. See legal pack at www.acuitus.co.uk.

Planning

For all enquiries, please contact Croydon Council Planning Department:
T: 020 8726 6000
W: www.croydon.gov.uk

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.
Ground	Workshop/Ancillary	83.60 sq m	(900 sq ft)	I. POLISHUK	1 year from 09/05/2019	£18,000
First	3 office rooms, kitchen & bathroom	83.60 sq m	(900 sq ft)		(holding over)	
Total		167.20 sq m	(1,800 sq ft)			£18,000



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