

# Lot 33

£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

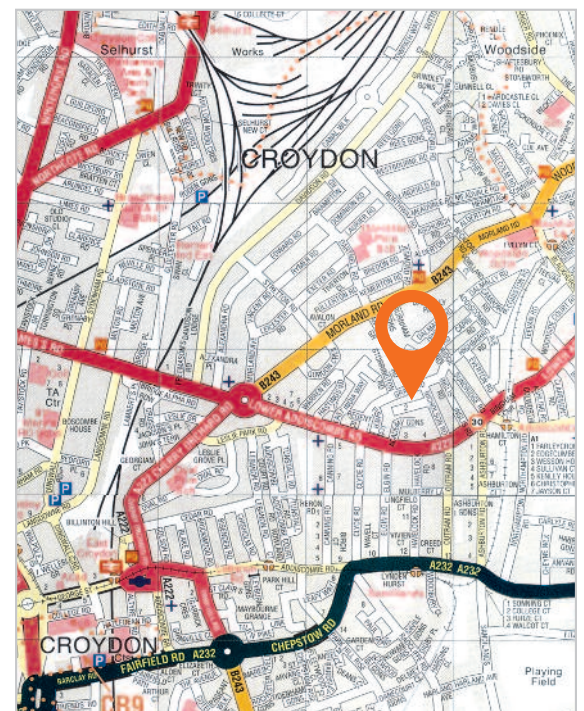
G. See legal pack at [www.acuitus.co.uk](http://www.acuitus.co.uk).

### Planning

For all enquiries, please contact Croydon Council Planning Department:  
T: 020 8726 6000  
W: [www.croydon.gov.uk](http://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 (Holding Over)	£18,000
First	3 Office Rooms, Kitchen & Bathroom	83.60 sq m	(900 sq ft)			
<b>Total</b>		<b>167.20 sq m</b>	<b>(1,800 sq ft)</b>			<b>£18,000</b>



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**Acuitus**  
David Margolis  
+44 (0)20 7034 4862  
+44 (0)7930 484 440  
[david.margolis@acuitus.co.uk](mailto:david.margolis@acuitus.co.uk)

**Acuitus**  
George Goucher  
+44 (0)20 7034 4860  
+44 (0)7513 610 710  
[george.goucher@acuitus.co.uk](mailto:george.goucher@acuitus.co.uk)

**Seller's Solicitors: Ezran Law**  
Jonathan Zeckler  
+44 (0)20 3114 2100  
[info@ezranlaw.co.uk](mailto:info@ezranlaw.co.uk)