



**FOR SALE**

**210-212 St. James's  
Road, Croydon, CRO 2BW**

**5,442 sq ft**

**Mixed use opportunity**



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## Description

This is an ideal opportunity to acquire a mixed-use building, ideal for owner occupiers and investors or developers. The owners are seeking unconditional bids at £900,000 for the Freehold interest.

The building has a double frontage providing access to the commercial units, and the residential flat is accessed via its own entrance. Rear access is also available via a shared alley on Lansdowne Road. The site offers development potential subject to the relevant planning consent.

### Building Configuration:

Ground floor commercial space, including rear workshop - 2,289 square feet.

First and second floors, including storage, offices and one x three bedroom flat - 3,153 square feet.

Front forecourt - 770 square feet providing space for three to four cars.

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## Location

Local Authority - London Borough Of Croydon

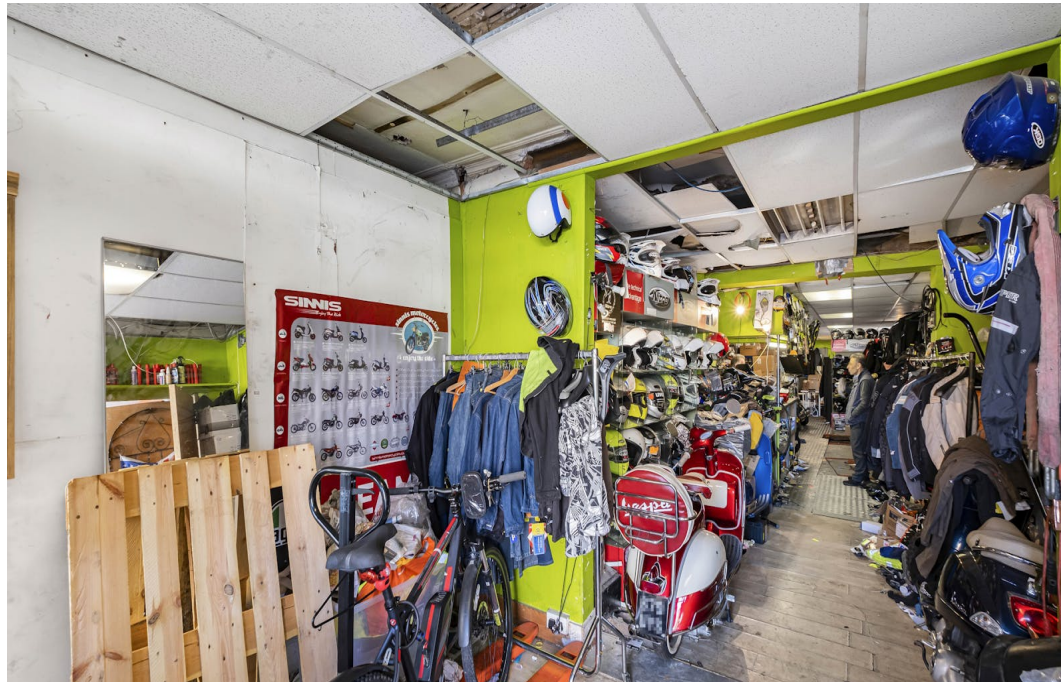
The building is located on St James's Road close to the junction with Lansdowne Road. East Croydon transport hub (train and tram connections) can be reached within 10 minutes' walk.

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## Key points

- Total internal space over three floors - 5,442 square feet, plus front forecourt of 770 square feet
- Part retail, storage and residential building
- Forecourt parking plus rear entrance
- Unconditional Freehold sale with vacant possession - £900,000
- Development potential - subject to planning consent
- Offers commercial space, workshop, storage space and offices
- Also comprises a three bedroom flat
- Close to Croydon Station and Tram connections





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## Rents, Rates & Charges

Price	Offers in the region of £900,000
Rates	On application
Service Charge	On application
VAT	On application
EPC	On application

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## Viewing & Further Information



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