

# ALEX MARTIN

COMMERCIAL

160B HANDCROFT ROAD, CROYDON, CR0 3LE



**FOR SALE**

**AMP1699**

**020 7100 2348**

**[alex@alexmartin.co.uk](mailto:alex@alexmartin.co.uk)**

- **FREEHOLD PLACE OF WORSHIP**
- **D1 USE**
- **APPROX 2,325 SQ FT**
- **SET OVER TWO FLOORS**
- **O.I.E.O £600,000**

# ALEX MARTIN

## COMMERCIAL

### LOCATION

Handcroft Chapel is located close to the junction of Handcroft Road and London Road. It is within walking distance to Croydon Town centre with its excellent transport system, trams, buses and West Croydon overground railway and major shopping facilities. There are local shopping facilities nearby.

### DESCRIPTION

The property comprises a purpose built church planned on ground and first floors with a side car park for 2 cars. The accommodation has been beautifully refurbished and transformed into a modern and elegant chapel, ready for immediate occupation.

The accommodation is arranged as follows:

- Ground floor Entrance Lobby
- Ground floor hall. Fitted folding sliding partitions that can be moved to create 2/3 classrooms/ offices. Ceiling height approx. 2.82m
- Wood-strip flooring
- Fitted floor to ceiling fitted storage furniture. Plus fitted wall units.
- Baptism pool.
- Pastors office
- Fitted kitchen with fridge, oven, hob, sink plus a range of high level storage cupboards.
- Ladies and gents WC's. Half tiled walls, ceramic tiled floors.
- Disabled WC. Range of fitted high level storage cupboards.
- Under-stairs storage cupboard.

### ACCOMODATION

First Floor, Main Hall: Approx: 17.45m x 6.15m. Ceiling height approx. 3.8m  
Total Gross internal floor area approximately 2,325 sq. ft (216 m<sup>2</sup>)  
Exterior Side car parking area for 2 cars.

### PLANNING

We are advised that the property enjoys D1 use. Potential occupiers are advised to seek clarification regarding planning matters from Croydon Council. 020 8726 6000

### VAT

VAT is not applicable.

### EPC

Not required as a place of worship.

### TERMS

The property is offered for sale on an unconditional basis.

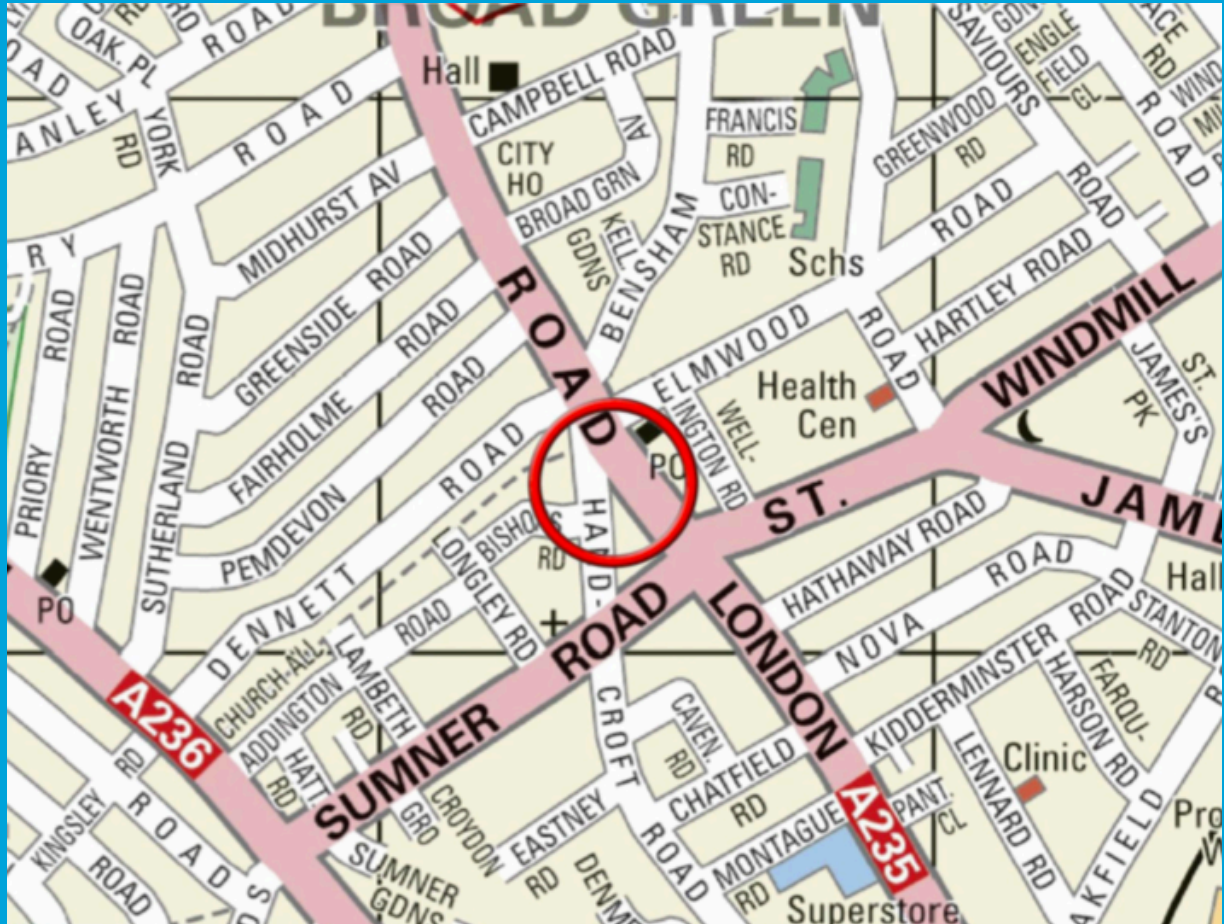
We are guiding for offers in excess of £600,000 subject to contract.

---

# ALEX MARTIN

COMMERCIAL

---



## Important Notice

These particulars are believed to be correct, but their accuracy is in no way guaranteed, neither do they form any part of any contract. Any comment on council tax/ rateable value/ rates payable and permitted planning use, is given in good faith from information informally supplied to us. Purchasers or tenants should seek confirmation direct from the relevant authority. Any services, fixtures & fittings or machinery in the property has not been tested and Alex Martin Commercial give no warrant or representation as to their condition.

Measurements, descriptions, areas or distances referred to within the particulars, or indeed within any plan or plans associated with the property are given as a guide only and must not be construed to be precise. If such information is fundamental to a purchase, purchasers are advised to rely upon their own enquiries.

Alex Martin Commercial will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurements or other information provided.

Unless otherwise stated, in accordance with The Finance Act 1989, all prices and rents are quoted exclusive of VAT.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

The terms quoted and all subsequent negotiations are subject to contract.