

Freehold For Sale Industrial Warehouse Of Interest to the Motor Industry MOT/Trade Counter Consent Offers Sought In Excess of £650,000

741.80 sq m (7,984 sq ft)

26 Factory Lane, Croydon, Surrey CR0 3RL



Accommodation: The premises comprise the following approximate floor areas:

Ground Floor Retail Showroom / Trade Counter and Ancillary Staff Areas	91.54 sq m	(985 sq ft)
Tyre Fitting Bay Area and Workshop	469.54 sq m	(5,054 sq ft)
Mezzanine Ancillary Tyre Store	95.52 sq m	(1,028 sq ft)
First Floor Offices	85.20 sq m	(917 sq ft)
Total Floor Area	741.80 sq m	(7,984 sq ft)

All dimensions and measurements are approximate, however these are based upon the principles laid down in accordance with the RICS Code of Measuring Practice.

Description: The premises comprise a part-brick and profile clad industrial/office building with part-flat roof and pitched tiled roof, with translucent roof panels. In addition, there is forecourt car parking and MOT waiting bays.

Mid-Day Court 30 Brighton Road Sutton Surrey SM2 5BN

Centro Commercial Limited believe these particulars to be correct. However, measurements are approximate and some details are collected from external sources and cannot be guaranteed. Accordingly, neither Centro Commercial Limited nor the vendor whose agent they are can be liable in respect of any inaccuracy in these particulars or in any other information, written or oral, supplied to the intending purchaser. Any items quoted do not include VAT where applicable. The property described in these particulars is subject to availability and to formal contract.

Amenities:

Industrial

- Roller shutter door
- 3 phase power
- Sodium/halogen lights

- Ladies/gents WC facilities
- Minimum eaves height 4.20 m
- Maximum eaves height 7.50 m

Offices

- Carpeting
- Double glazing
- Fluorescent strip lights
- Suspended ceilings

- Gas fired central heating
- Ladies/gents WC facilities
- Kitchenette

Important Note: Centro Commercial have not tested any services, heating system, electrical system, appliances, fixtures and fittings, that may be included in this property and would advise interested parties to satisfy themselves as to their condition or investigating the presence of any deleterious materials.

Location: The property is in the established industrial hub on the northern side of Factory Lane, close to the A23 Purley Way and the A236 Mitcham Road.

Planning: The premises have been used for the last 20 years for the purposes of motor repairs, MOT and tyre sales.

Terms: The premises will be available Freehold for sale with full vacant possession.

Price: We are instructed to seek **offers in excess of £650,000** for the Freehold interest.

VAT: The premises have not been elected for VAT.

Rates: According to the VOA web site, the property has a Rateable Value of £32,500. Therefore, the Rates payable in the current financial year for 2014-2015 are £15,665.

NB: Please note that the rates actually payable may be subject to transitional relief. For a more accurate assessment of rates payable for the current year, please contact the Local Authority.

Legal Costs: Each party is to be responsible for their own costs in this transaction.

Viewings: Strictly by appointment through Sole Agents:

Centro Commercial Limited
020 8401 1000



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