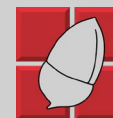




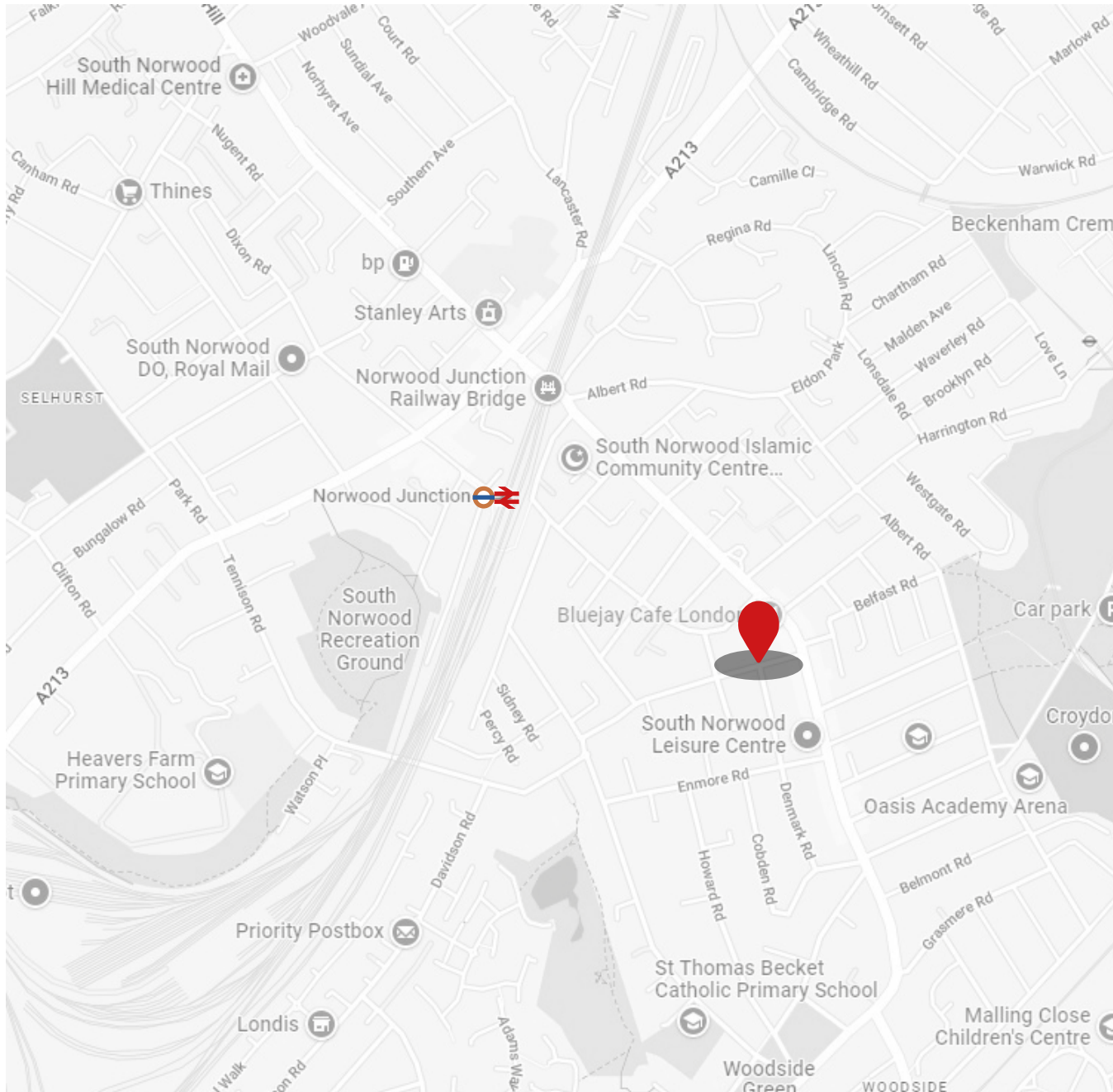
Land rear of 14-16 Holland Road, South Norwood, London SE25 5QT

Open yard for sale



acorn

Commercial, Investment & Development



- Open yard for sale
- Yard measures c.7,964 sqft
- Located in South Norwood
- Historical 24 hour use precedent
- Accessway measures c.3.2 metres
- Guide price - £700,000 + VAT (£88/Sqft)

Description

A rare opportunity to purchase a B2 / B8 open yard and small ancillary building in South Norwood, close to Norwood Junction. The yard measures c.7,964 sqft and is accessed via an accessway in between two residential properties addressed as 14 and 16 Holland Road. This accessway has an initial width of c.3.2 metres and leads to secure gates at the mouth of the yard.

The property was previously occupied as a timber yard and is likely to appeal to a number of similar industrial led occupiers with a need for an open yard in an inner London location, something which has become extremely scarce in recent years.

Location

The property is accessed via Holland Road (in between 14-16) close by to Norwood Junction within 0.4 miles and Portland Road (A215) c.175 yards away, comprising typical high street facilities and amenities. Croydon Town Centre is also located just over 2 miles away.

In terms of transport links, Norwood Junction Railway Station provides commuters with an array of direct services to various locations including London Bridge, London Victoria, Highbury & Islington, West Croydon, Epsom, Caterham and Gatwick Airport.

Planning

The property was refused planning permission by Croydon Council for a scheme comprising 3 houses and a commercial unit on 29th June 2023. Details of this application can be found under planning ref: 23/00729/FUL on Croydon Councils planning portal. This application is currently subject to an appeal which has been lodged.



Terms

Guide price - £700,000 + VAT F/H.

Business Rates

According to the summary valuation effective from 1st April 2013, the rateable value for the overall site is £15,000 and therefore rates payable for 2024/2025 are likely to be £7,485 per annum. Interested parties are advised to visit the Valuation Office Agency website to calculate occupier specific rates.

VAT

The property is elected for VAT and therefore VAT is chargeable on the purchase price.

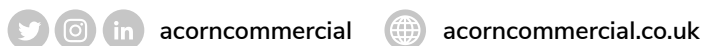
Viewings

All viewings are strictly by prior appointment with Acorn's Commercial & Development Division.



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