



86 South End, Croydon, Surrey, CR0 1DQ

Motor repair workshop/former MOT station with development potential available for sale

020 8681 2000 | info@hnfproperty.com



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£525,000 offers over for sale of freehold

LOCATION: - The property is situated with access directly from South End, at its junction with Southbridge Road and set in a backlands position. South End forms part of the main access road between Purley and Croydon and the property benefits from significant passing vehicular traffic and its fascia is visible thereto. The surrounding area is a densely populated residential and commercial catchment, which the building would be able to service. The centre of Croydon is just a short drive away with access to extensive transport facilities. There are bus routes servicing the vicinity and South Croydon station is nearby.

DESCRIPTION: - The property comprises a part single and part two story backlands workshop premises, most recently used for motor repair and an MOT centre. The property has three roller shutter doors, together with a pedestrian access door, solid floors, a built-in spray shop and two staircases leading to ancillary storage at first floor. The property is set behind a good sized forecourt providing off-street parking and access.

The property is considered suitable for a variety of operators, but is particularly well suited to motor repair etc.

ACCOMMODATION:

Ground floor	
Workshops	240m ² approx. (2,580ft ²) approx.
First floor area 1	67m ² (720ft ²) approx.
First floor area 2	64m ² (685ft ²) approx.
Total	371m ² (3,985ft ²)

All measurements are gross internally and incorporate staircases and WCs which are at ground and first floor.

Externally: Forecourt 135m² (1,440ft²) approx.

Right of way via an undercroft from South End.

USE/PLANNING: - We understand the property currently falls within Class B2 (General Industrial) of the current Use Classes Order and would suit a variety of businesses, but was most recently utilized as motor repair workshops.

The property may have development potential subject to any necessary consents. Enquiries should be made of the Local Planning Authority.

TENURE: - The property is offered freehold and with vacant possession.

PRICE: - £525,000 is sought for our client's freehold interest.

EPC RATING: - The property has an Energy Performance Certificate rating of 128 within Band F Rating

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