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Tel. 020-8684 2121

# CROYDON TOOL HIRE

**WE HAVE MOVED**  
To 19 Woodville Road, Thornton Heath CR7 8LH

LOW HIRE RATES FROM... CARPET CLEANER £15.00 TOWERS £34.00 PODIUM STEPS £19.00 KANGO BREAKERS £16.49

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CR7 8LH

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hnf Property  
ALL ENQUIRIES  
020 8681 2000  
www.hnfproperty.com

## 87A Whitehorse Road, Croydon, CR0 2JJ

A single story shop fronted commercial premises with a large yard to the rear providing flexible space under a new lease/ may sell  
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# 87A Whitehorse Road, Croydon, CR0 2JJ

## £55,000 Per Annum Exclusive

**LOCATION:** - The property is situated with an 11.5m frontage to Whitehorse Road, a major link road between Croydon and Thornton heath. The property is accessible to both west and east Croydon stations. and Croydon town center. The property is highly visible to passing vehicular and there is an amount of pedestrian flow generated by nearby occupiers including Tesco and Halfords.

**DESCRIPTION:** - The property comprises a single-story commercial premises with a large rear yard. The yard is accessed via a small service road to the side of a neighboring property providing access for small commercial vehicles, cars and motorcycles. Internally, the property is arranged as a front sales/reception area, rear stores, workshops and offices. The property is considered to be suitable for a variety of potential uses

**ACCOMMODATION:** -  
Gross Frontage 11.5m  
Gross internal area 219.615m<sup>2</sup> (2,364ft<sup>2</sup>)  
approx.  
Yard x 2

**TENURE:** - The property is to be offered by way of a new lease, the length of which is to be negotiated. A Freehold sale may be considered.

**USE/PLANNING:** - We understand the property currently falls within Class E of the Town & Country Planning (Use Classes) Order. We consider the property may have development potential in the event of a freehold sale. Interested parties should make their own enquiries of the local planning authority in this regard. A sale will only be considered on an unconditional basis however. Interested parties should make enquiries of the local authority in respect of their intended use prior to offer.

**RENT/PRICE:** - An initial rent of £55,000 per annum exclusive is sought. Interested parties should make enquiries of the selling agents to discuss the freehold price.

**BUSINESS RATES:** - The property has a ratable value of £31,750. Interested parties should contact the local authority to confirm the rates PAYABLE. [www.tax.service.gov.uk/business-rates-find/search](http://www.tax.service.gov.uk/business-rates-find/search)

**EPC RATING:** - The property currently has an EPC rating of 'F' and will be updated upon successful completion of a lease.

**VAT:** - We understand that the property is not currently elected to VAT and VAT will, therefore, not be applicable.

**VIEWINGS:** -Viewings by prior arrangement – please telephone 0208 681 2000.

020 8769 0161

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[info@hnfproperty.com](mailto:info@hnfproperty.com)

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Viewings by prior arrangement - call our team for more information.

HNF Property for themselves and for the vendors or lessors of this property whose agents they are give notice that:  
1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract.  
2) no person in the employment of HNF Property has any authority to make or give any representative warranty whatever in relation to this property.

Date: 10/07/2024



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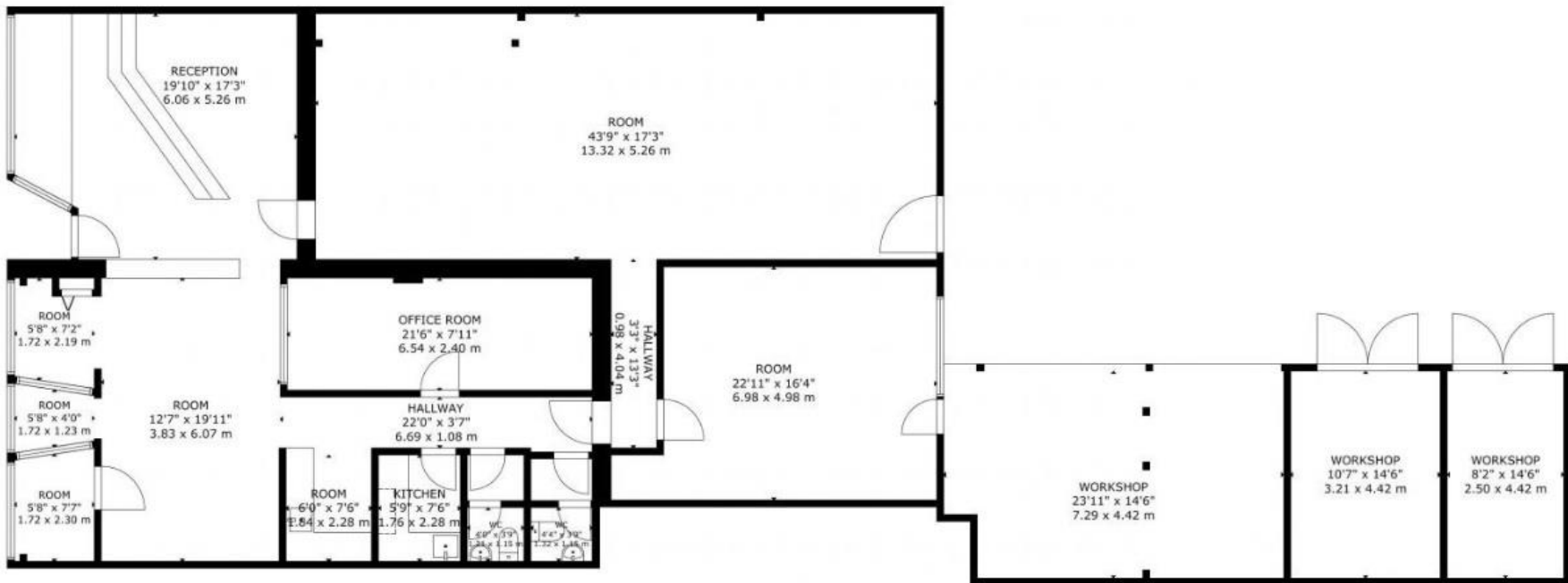
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GROSS INTERNAL AREA  
TOTAL: 220 m<sup>2</sup>/2,364 sq.ft  
FLOOR 1: 220 m<sup>2</sup>/2,364 sq.ft  
EXCLUDED AREAS: WORKSHOP: 59 m<sup>2</sup>/633 sq.ft  
SIZE AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

FLOOR 1

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