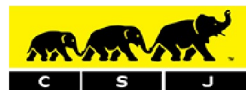




156 - 158 HANDCROFT ROAD, CROYDON,
SURREY, CR0 3LE

£75,000 Per Annum



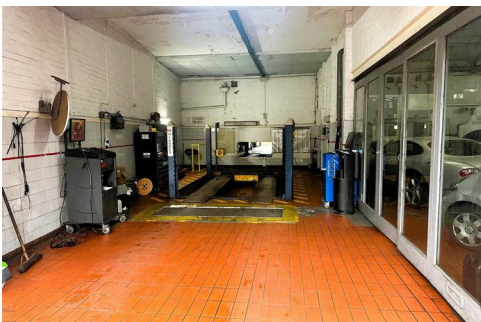
CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & Development

020 8296 1273

www.csj.eu.com

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Description

Rent or Buy

Industrial property suitable for a range of alternative uses including re development subject to the relevant consents.

The property is currently used as car repair garage and comprises workshop space with MOT and lift area, offices and store rooms

Approximate GIA - 660 sqm (7,101 sq ft)

Plot size: 0.2

Location

The property is situated North West of Central Croydon and offers excellent transport links

Rail

- West Croydon station: 0.5 miles away offering London Overground, Southern, and Thameslink services

- East Croydon station: 1 mile away with Fast services to central London (15-20 minutes to London Bridge/Victoria) and direct trains to Gatwick Airport and Brighton

Tram

- West Croydon tram stop: 0.5 miles away connecting Wimbledon, Beckenham, and New Addington

Road

- Near A23 (to central London) and A232

- Approximately 15 miles from M25

Planning

Possible uses STP - Education, religious, manufacturing, distribution and more

In September 2024 an Outline planning application for 20 flats was refused by Croydon - Ref: 24/00279/OUT

We feel with more attention to detail and consideration to planning policies that a comprehensive resi or mixed use scheme would be allowed

Terms

Available with a new lease - terms to be agreed by negotiation £75,000 pa

Sale: Guide price £1,000,000

Viewings

By appointment only

Contact sole agents CSJ 020 8296 1270



THE SMALL PRINT

Christopher St James, our clients and any joint agents give notice that:

- 1) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building, regulation or other consents and Christopher St James have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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