

# Lot 31, Capitan House, 1c Church Road, Croydon, London,

**CR0 1SG**

For sale by Auction on 3rd November 2022 (unless sold or withdrawn prior)



Freehold Office Opportunity

[www.acuitus.co.uk](http://www.acuitus.co.uk)

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## Property Information

### Freehold Office Opportunity

- Comprising a Self Contained 4 Storey Office Building
- Residential Conversion Potential (subject to consents)
- Busy Town Centre Location in Popular London Suburb
- Nearby occupiers Include Lidl, Shoezone, Mcdonalds and Argos

#### Lot

31

#### Auction

3rd November 2022

#### Vacant Possession

#### Status

Available

#### Sector

Office

#### Auction Venue

Live Streamed Auction

### Location

#### Miles

9 Miles South of the City of London

#### Roads

A232, A236, A23

#### Rail

West Croydon Railway Station, South Croydon Railway Station, East Croydon Railway Station (London Bridge in 14 minutes)

#### Air

London City Airport, London Heathrow Airport, London Gatwick Airport

### Situation

The property is situated on north side of Church Road equidistant between the junctions with Reeves Corner and Old Palace road. Central Croydon is some 10 miles north of junction 6 of the M25 and 12 miles west of junction 7. Croydon also benefits from fast and regular rail service with East Croydon Station to London Bridge in 14 minutes. Nearby occupiers include Lidl, Shoezone, McDonalds and Argos.

### Tenure

Freehold.

### Description

The property comprises a self contained 4 storey office building forming part of a larger terrace, benefitting from 3 Car parking spaces. The offices benefit from suspended ceilings, air conditioning and central heating. The property may be suitable for residential conversion (subject to consents).

### VAT

VAT is not applicable to this lot.

### Completion Period

Six week completion

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### Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Possession
Ground	Office	49.23	(529)	VACANT POSSESSION
First	Office	52.65	(566)	
Second	Office	52.65	(566)	
Third	Office	50.72	(557)	
<b>Total Approximate Floor Area</b>		<b>205.25</b>	<b>(2,218)</b>	

(1) The floor areas stated above are those published by the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)).



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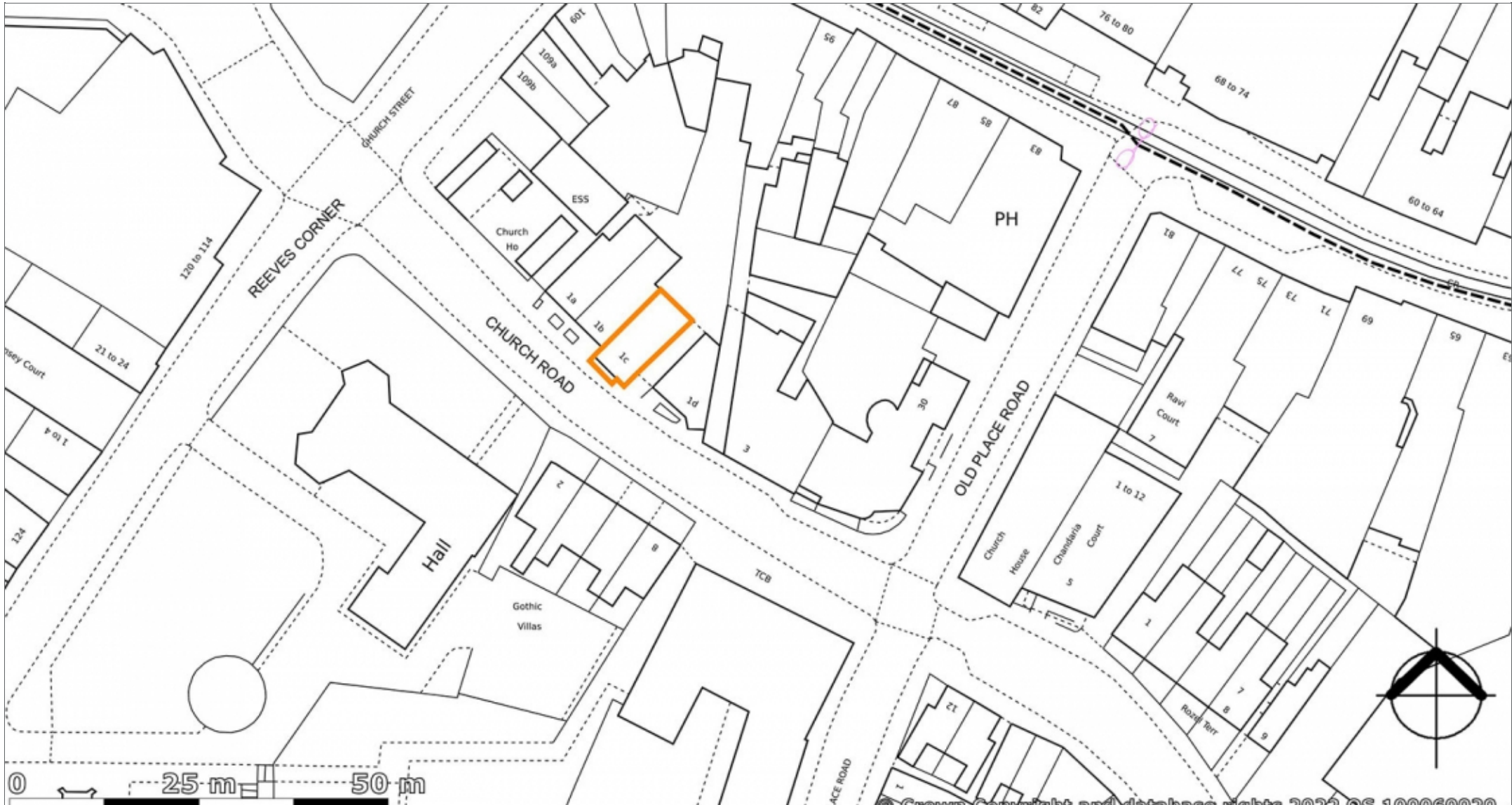
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## Contacts

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September 2020