

Lot 14, 1 Lower Addiscombe Road, Croydon, London,

CR0 6PQ

For sale by Auction on 9th July 2024 (unless sold or withdrawn prior)



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Property Information

Freehold Development Opportunity

- Vacant former Funeral Parlour/Workshop on ground and part first floors
- Large separately-accessed flat on first floor and basement (circa 1,162 sq ft)
- Includes rear yard and outbuilding
- Development and Change of Use Opportunities (subject to consents)
- Established commercial and residential location with excellent local shopping facilities
- VAT not applicable

Lot

14

Auction

9th July 2024

Vacant Possession

Status

Available

Sector

Development

Auction Venue

Live Streamed Auction

On the Instructions of Dignity
Funeral Directors

Location

Miles 9 miles south of Central London
Roads A23, A212, A222, A232, A236
Rail West Croydon Railway Station, East Croydon Railway Station
Air London Heathrow Airport, London Gatwick Airport

Situation

The property is prominently situated in an established commercial and residential location, on the corner of Lower Addiscombe Road (A222), at its junction with Freemason's Road, equidistant from West Croydon and East Croydon Railway Stations. Nearby occupiers include Co-operative Convenience Store, Kwik-Fit, Jewson and a mix of local retailers and restaurants.

Tenure

Freehold.

EPC

The EPC will be available to view online in the solicitor's legal pack.

Description

The property comprises a former funeral parlour arranged on the ground floor and a large separately-accessed three-bed flat on the first floor and basement, accessed from Freemason's Road. The property benefits from an outbuilding and yard to the rear.

VAT

VAT is not applicable to this lot.

Planning

The property may lend itself to residential conversion, alternative uses and/or redevelopment, subject to obtaining all the necessary consents. All enquiries should be made with Croydon Council. (www.croydon.gov.uk) (Phone: 020 8726 6800)

Viewings

There will be one accompanied viewing date on Tuesday 2nd July from 9am to 11am. If you would like to inspect, please confirm your attendance with your name and mobile number to henry.john@acuitus.co.uk

Completion Period

Six Week Completion

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas (Approx sq ft)	Tenant
Ground	Commercial/Ancillary	70.03	(754)	VACANT
Part First	Workshop	20.43	(220)	
Basement/First	Residential - 3 bed, bathroom, kitchen, living room	108.00	(1,162)	
Total		198.46	(2,136)	

NB: Please note that there is a restriction on funeral use for this property - please see the legal pack for details.

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2024