



226 Whitehorse Road, Croydon, CR0 2LB

SUMMARY

Vacant commercial land

Suitable for various businesses (STP)

Affluent commuter town

Total approximate area 3,689 sqft

Great transport links

Close to Selhurst Railway Station

On - site café

The following breakdown indicates the area's and dimensions of the unit:

FLOOR	DESCRIPTION	AREA sqm	AREA sqft
Ground	Workshop	222.08	2,389
Ground	Internal storage	64.01	690
Ground	Office	56.72	610
Total		342.81	3,689

LOCATION

Croydon is a large town in South London and 9.5 miles from Charing Cross. Croydon is one of the largest commercial town outside Central London. It has increasing population of 173,314.

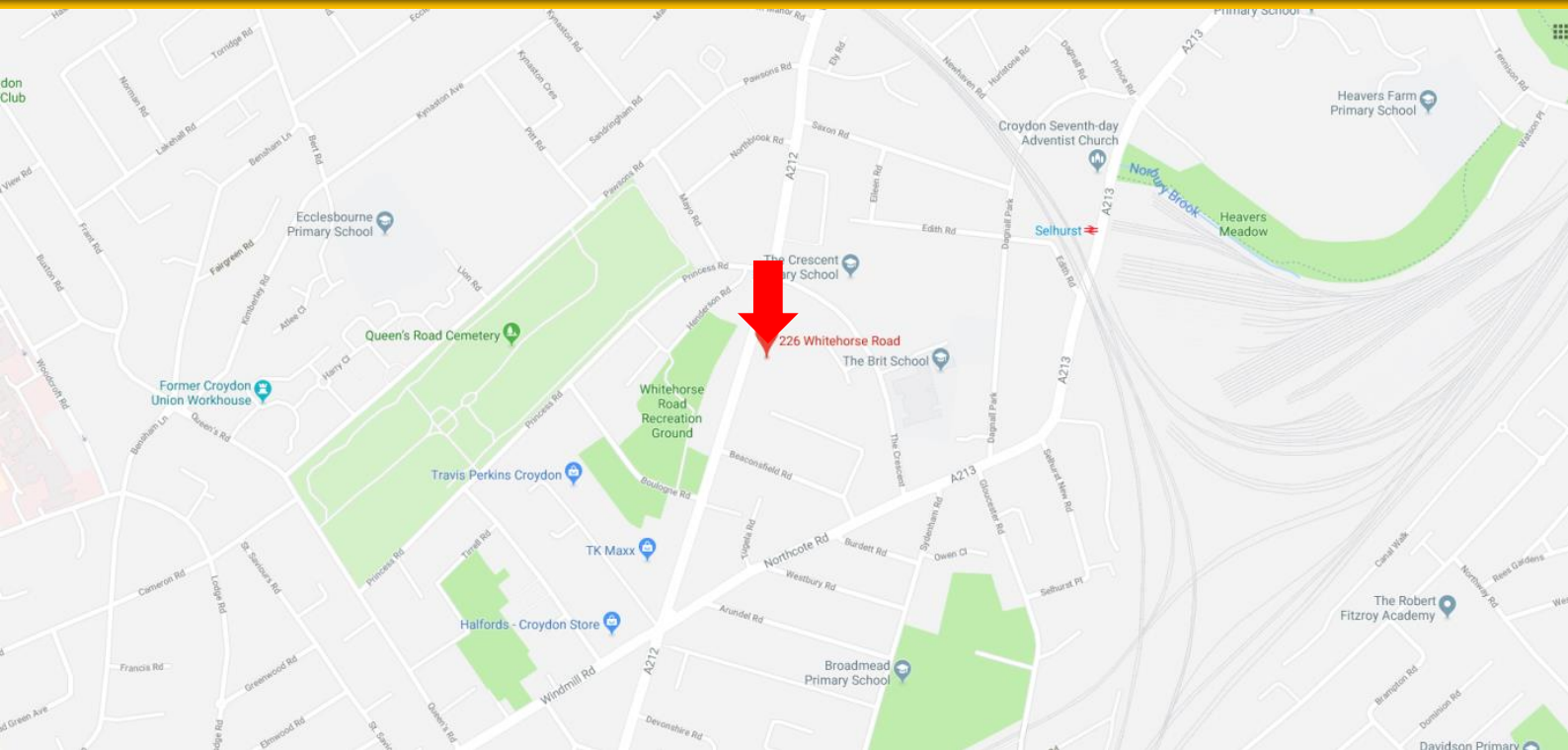
Selhurst Rail Station is the closest station to the property and is in the London Borough of Croydon in South London.

The Whitehorse road is a busy throughout within Croydon.

DESCRIPTION

Vacant Land / Light Industrial Buildings available to let, prime development brown field site, various commercial uses are possible such as B1, B2, D1 and Sui Generis subject to planning. The property is currently being operating as a hand car wash and Valet services. The property is based on a busy road.

The property benefits from on-site café for waiting customers.



TENURE

Leasehold £60,000 per annum

BUSINESS RATES

Rateable value £26,250

Rates payable £12,600

Interested parties are advised to confirm the rating liability with the Local Authority on 0208 726 7000

VAT

To be confirmed

ADDITIONAL INFORMATION

Further information including Title Plans can be provided on request.



VIEWING AND FURTHER INFORMATION

Interested parties are invited to contact the vendor's sole agents, Monarch Commercial, to arrange a viewing:

Gaurav Sarna 0208 569 8500
E-mail: gaurav@monarchcommercial.co.uk

Ankur Lakhanpal 0208 569 8500
E-mail: ankur@monarchcommercial.co.uk

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