

GUIDE PRICE
Sold Prior

DIGITAL AUCTION DATE
18th February 2020



Braeside Teevan Road, Addiscombe, Croydon, CR0 6RN

A freehold development site with planning permission to build two houses

Bid1.

Property Summary

- Freehold industrial/office on site of about 0.105 acres (0.042 ha)
- Located in sought after residential location
- With planning permission to develop 2 houses
- Near all amenities and Croydon town centre
- Extension to 6 weeks to completion
- Vacant possession

Location

Addiscombe is an area of south London, within the London Borough of Croydon. It is located about 9.1 miles south of Charing Cross. The site is located in a residential suburb and fronts the east side of Teevan Road. Nearby shops can be found at nearby Lower Addiscombe Road and Croydon town centre is within 1 mile of the property. Local transport facilities are excellent with nearby Addiscombe Tram Stop, which links with East Croydon railway station that provides direct links with regular services into London.

Description

An irregular shaped site of about 424 sq m (4,565 sq ft) (0.042 hectares/0.105 acres) that currently has a property on it that comprises a light industrial building of about 2,340 sq ft (217.39 sq m) with ancillary office accommodation of 460 sq ft (42.74 sq m). The building have been vacant for a while, but have three phase power, gas and water supply. There is a small private forecourt for off-street parking for up to 4 cars (once cleared).

Planning

Croydon Council (0208 7266800) www.croydon.gov.uk
 Planning permission granted 22/05/2019 for the demolition of the existing buildings and the erection of a single storey replacement building comprising 2 X 2-bedroom dwellings, with associated car parking, refuse stores and landscaping (REF: 19/01559/FUL).

Note

There is a total CIL payment of £26,223.75 and there may be potential to improve on the existing planning permission, subject to any necessary consents.

VAT

We understand that VAT is not applicable



EPC

Refer to legal pack

Tenure

Freehold



Address	Accommodation	Size
Braeside, Teevan Road	Industrial Ancillary offices	2,340 sq ft 460 sq ft

Measurements provided by the vendor.

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