

RAPLEYS

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0370 777 6292

FOR SALE

Motor Dealership/Redevelopment Opportunity

139 Sanderstead Road
Croydon CR2 0PJ

CONTACT **Daniel Cook**
07795 660259 | daniel.cook@rapleys.com

Damien Lippett
07826 526420 | damien.lippett@rapleys.com

AVAILABLE DUE TO BUSINESS RELOCATION



Prominent motor dealership site

Affluent surrounding catchment

Residential redevelopment opportunity

0.10 hectare (0.24 acre)

200m north of Sanderstead Station



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Location

The property fronts the B269 Sanderstead Road at the junction with Broomhall Road, approximately 200m north of Sanderstead Station and 0.5 mile north of the junction with the A235 Brighton Road. The centre of South Croydon lies 1 mile to the north and the property sits within the London Borough of Croydon, one of the largest London Boroughs with a population of over 380,000.

The surrounding area is predominantly residential focussed and generally comprises well established suburban housing interspersed with flatted developments. A relatively recently development of 20 apartments with underground parking sits on the opposite side of Broomhall Road.

The centre of Sanderstead lies a short distance to the south and has a number of independent shops and restaurants and a convenience store.

Description

The property comprises a former motor dealership now used for valeting support for other franchised facilities. A compact showroom sits at the front of the site which is split over two levels and is fitted to a good standard including a tiled floor, suspended ceiling with recessed lighting and air conditioning units. A series of offices/ancillary areas lie to the side.

Sitting at the rear of the site is a brick built workshop/valeting facility beneath a pitched roof which is partly glazed at the rear.

A large display forecourt sits at the front of the property and there is parking for approximately 20 cars sandwiched between the two buildings.

Accommodation

The property comprises the following approximate floor areas:

| | Sq m | Sq ft |
|------------------------|---------------|--------------|
| Lower Ground | 84.44 | 909 |
| Office/Stores | 29.91 | 322 |
| Upper Ground Showroom | 83.80 | 902 |
| Ancillary | 10.59 | 114 |
| Workshop | 111.11 | 1,196 |
| Total | 319.85 | 3,443 |
| | Hectare | Acre |
| Total Site Area | 0.10 | 0.24 |

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

Tenure

Freehold.

Terms

The property will be sold by way of informal tender (unless sold prior) and unconditional or subject to planning offers for the freehold interest are invited. All submissions should include the following information:

- Details of any conditions attached to the offer
- Confirmation of funding arrangements
- Internal / board approval requirements
- Proposed timescales for exchange and completion
- Details of scheme proposals if offer is subject to planning

Our client reserves the right not to accept the highest or any other offer received. Offers should be submitted via email to [Daniel Cook](#) or [Damien Lippett](#) by no later than **5pm on Friday 21st September 2018**.

Rating

We are advised that the Rateable Value for the property is £28,000 and the small business multiplier for 2018/19 is 48.0p in the £. Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available. Further information is also available on www.gov.uk/calculate-your-business-rates.

Energy Performance

Energy Performance Asset Rating: TBC.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Viewing

To be arranged by the sole agent.



RAPLEYS

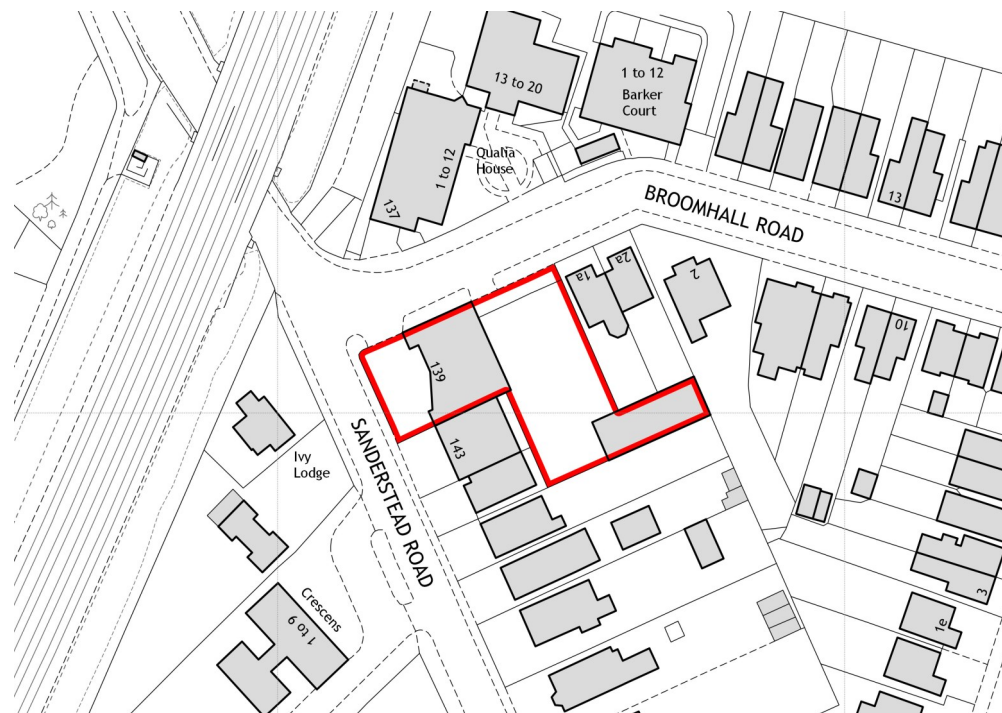
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