

**RAPLEYS**

rapleys.com  
**0370 777 6292**

## FOR SALE

### Showroom/Development Opportunity

421A Brighton Road  
Croydon CR2 6EU

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

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

**AVAILABLE DUE TO BUSINESS RELOCATION**



High quality showroom

Refurbished to a high standard

268.12 sq m (2,886 sq ft) on  
0.086 hectare (0.20 acre)

Extensive forecourt parking area

250m north west of Purley Oaks  
station

Suitable for alternative  
uses/redevelopment, subject to  
planning

Available due to business  
relocation



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#### Location

The property fronts Brantwood Road, at the rear of the A235 Brighton Road, approximately 250m north west of Purley Oaks Station and 0.5 mile south of the centre of South Croydon. The A235 leads south to the intersection of the A23 Purley Way at Purley, around 1 mile to the south.

The surrounding area is predominantly commercial in nature with residential properties lying at the rear of the commercial/retail units fronting Brighton Road. A **Travelodge** and **Toby Carvery** lie directly opposite with a **Laithwaites Wine Store** sandwiched between the subject property and Brighton Road.

The area is also a focus for car dealerships with brands in the area including **Nissan**, **Honda** and **Peugeot**. A number of flatted developments have been constructed along Brighton Road as older commercial facilities have been redeveloped.

#### Description

The property comprises a steel framed and profile steel sheet clad showroom with front glazing which was converted from the previous workshop use. Internally the property is mainly showroom on the ground floor with a few partitioned office/ancillary areas at the rear. The 6 car showroom has a tiled floor, suspended ceiling with recessed lighting and air conditioning throughout.

At first floor is a small office / kitchenette / storage area which has carpeted or linoleum flooring and fluorescent strip lighting.

A large parking area laid to tarmac sits at the front with space for 20 cars.

#### Tenure

Freehold.

#### Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Showroom	216.19	2,327
Ground floor offices/WC	15.89	171
First floor offices/ancillary	36.04	388
<b>Total</b>	<b>268.12</b>	<b>2,886</b>
	Hectare	Acre
<b>Total Site Area</b>	<b>0.086</b>	<b>0.20</b>

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.

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#### 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 £26,250 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](http://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.





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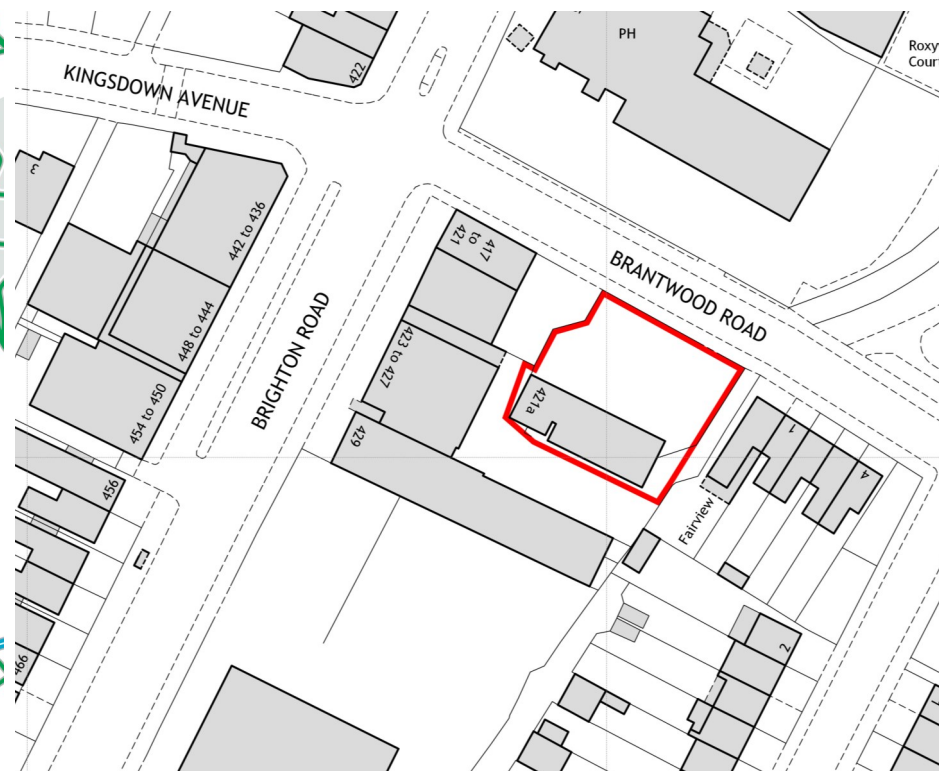
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