

# PRIME MOTOR DEALERSHIP/REDEVELOPMENT OPPORTUNITY

# 381

CROYDON ROAD

CATERHAM / SURREY / CR3 6PN

- Well established motor dealership facility
- Prime redevelopment opportunity
- 1,057.29 sq m (11,281 sq ft) with additional storage areas and canopy
- Total site area 0.305 hectare (0.75 acre)
- Adjoining two bedroom maisonette included
- Suitable for alternative uses (subject to planning)



**FOR SALE**

## LOCATION

The property is prominently situated fronting the B2208 Croydon Road, approximately ¼ mile south of the intersection, with the A22 Godstone Road / Caterham Bypass, and 1 mile north of Caterham Town Centre. The A22 leads 3 miles south to Junction 6 of the M25 and north to the towns of Purley and Croydon.

The town of Caterham is an affluent commuter town with a resident population of 21,000 (2011 Census). The immediate local area consists of a mix of residential and commercial property with Marden Lodge Primary School directly opposite - Ofsted rating GOOD.

The centre of Caterham has a number of shops and businesses including both **Morrisons** and **Waitrose** supermarkets. Caterham station is located in the town centre with services to London Bridge Station from 24 minutes.





DESCRIPTION

The property comprises a well-established motor dealership facility which has been subject to a number of extensions / alterations over the years. The total site area extends to 0.305 hectare (0.75 acre).

The showroom is located at the front of the property with space for four vehicles to be displayed. It is well fitted with a high quality polished tile floor, a suspended ceiling, recessed lighting, and air conditioning units. A number of separate office / reception areas sit to the rear which are similarly fitted. Separate male and female WC's are accessed via the showroom.

To the rear of the offices are a series of parts and storage areas which have painted concrete flooring, florescent strip lighting and radiant heating. Additional office, ancillary and storage areas are at first floor level.

The workshop occupies the majority of the rear of the property and is accessed via a single up and over door. There are six workbays with fittings including an unpainted concrete floor, radiant heating and lighting by florescent strip lighting and translucent ceiling panels.

A steel framed valet bay / canopy display area has been formed to the north of the site, with the extensive display areas laid to tarmac throughout.

The property includes a two storey maisonette which has separate access from the south.

ACCOMMODATION

	Sq m	Sq ft
Showroom	168.7	1,816
Ancillary	26.41	284
Recp / offices	209.13	2,251
Parts / low height workshop	139.56	1,502
Main workshop	322.43	3,471
Valeting	68.83	741
FF offices / anc	122.23	1,316
<b>TOTAL</b>	<b>1057.29</b>	<b>11,381</b>
FF stores (low height)	19.7	212
Canopy	266.83	2,872
2 bedroom flat	96.78	1,042
External parking / display	70 vehicles	

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.



## PLANNING

The site lies within Tandridge district, and the adopted development plan includes the Tandridge Core Strategy (2008) and Detailed Policies (2014). Emerging policies are contained in the Tandridge Local Plan and Caterham, Chaldon and Whyteleafe Neighbourhood Plan, which are both at an advanced stage. The site is not allocated or designated for any particular land use in any of these documents, albeit it does lie within settlement boundaries where development is favoured as a matter of principle.

Employment-generating uses are likely to be supported in principle by the local authority, subject to normal development management issues (for example local amenity), and any town centre uses would need to address sequential and impact testing, as appropriate. It is considered that there are good planning arguments to support residential uses on the site, given site circumstances and housing supply and delivery in the district, subject to pre-application discussions with the local authority.

Interested parties should make their own enquiries with the council as to the acceptability, or otherwise, of any proposed alternative uses.

## TENURE

Freehold. Price on Application.

## TERMS

We are seeking offers on both a conditional (upon planning) and unconditional basis. All Subject to Planning offers will need to be accompanied by full details of the proposed scheme and planning strategy.

Our client reserves the right not to accept the highest or any other offer received.

## RATING

The property is entered in the 2017 Rating List as "showroom and premises" and has a Rateable Value of £126,000.

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any relief/s that may be available. Further information is also available on [www.gov.uk/calculate-you-business-rates](http://www.gov.uk/calculate-you-business-rates)

## EPC

The buildings have an EPC rating of C 64.

## VAT

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

## FURTHER INFORMATION

A data-room with further details on the site is also available upon request.

## VIEWING

Strictly by appointment with the sole agents.

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