



MAKING  
PROPERTY  
WORK  
[SHW.CO.UK](http://SHW.CO.UK)

**FOR SALE**

**FREEHOLD WORKSHOP – 1,550 SQ FT (144 SQ M)  
21 BROOM ROAD, SHIRLEY CR0 8NG**

**DESCRIPTION**

The property is a detached single-storey workshop building, extending to a Gross Internal Area of approximately 1,550 sq ft (144 sq m). The unit comprises a workshop area, office space, WC and a kitchenette. There is also a small yard.

The site extends to an area of approximately 2,178 sq ft (0.05 acres).

The property is accessed via a driveway off Lilac Gardens. Pedestrian access is also available via the parade of shops fronting Broom Road.

**LOCATION**

The site is located on Broom Road, Shirley, Croydon. The immediate surrounding area is typified by terraced housing and flats, with the wider area comprising a range of uses including a children’s day centre, a retail parade and a gastro pub.

The property has a low PTAL rating of 1B, with Addington Village serving the nearest Tram link 2 miles from the property and West Wickham Railway Station 1.4 miles northeast of the property providing services to London Bridge, London Charing Cross and Hayes. Bus services operate in close proximity.

The property lies within the Local Authority administrative area of the London Borough of Croydon.

**DEVELOPMENT OPPORTUNITY**

The property has recently been used as a workshop.

The site may lend itself to other uses, subject to planning permission.

**TENURE**

A new freehold title is to be created.

**EPC**

The property has an EPC rating of E

**VAT**

We understand the property not elected for VAT.

**RATEABLE VALUE**

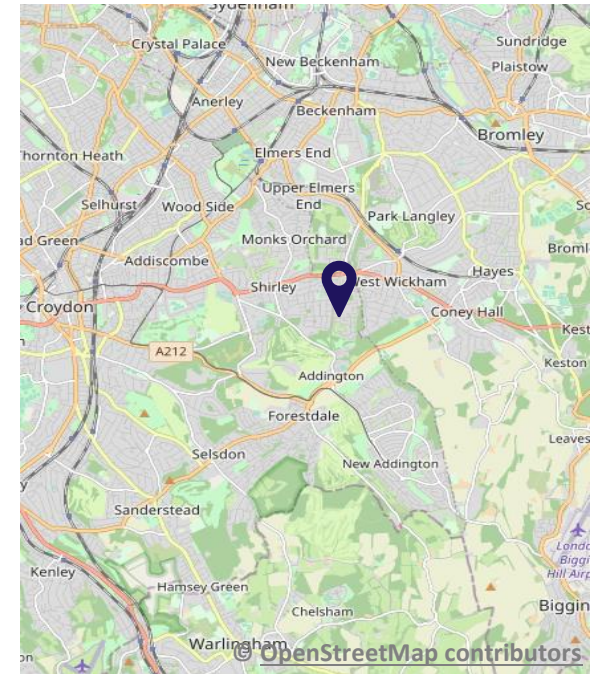
The property has a rateable value of £2,475

**PRICE**

Offers are invited in excess of **£200,000**.

**ANTI-MONEY LAUNDERING**

Upon agreement of Heads of Terms, a mandatory Purchaser KYC documentation request will be made.



**VIEWINGS – 020 8662 2700**

Alex Thomson

t: 07780 113019

e: athomson@shw.co.uk

Matt Morris

t: 07894 692426

e: mmorris@shw.co.uk



SHWProperty



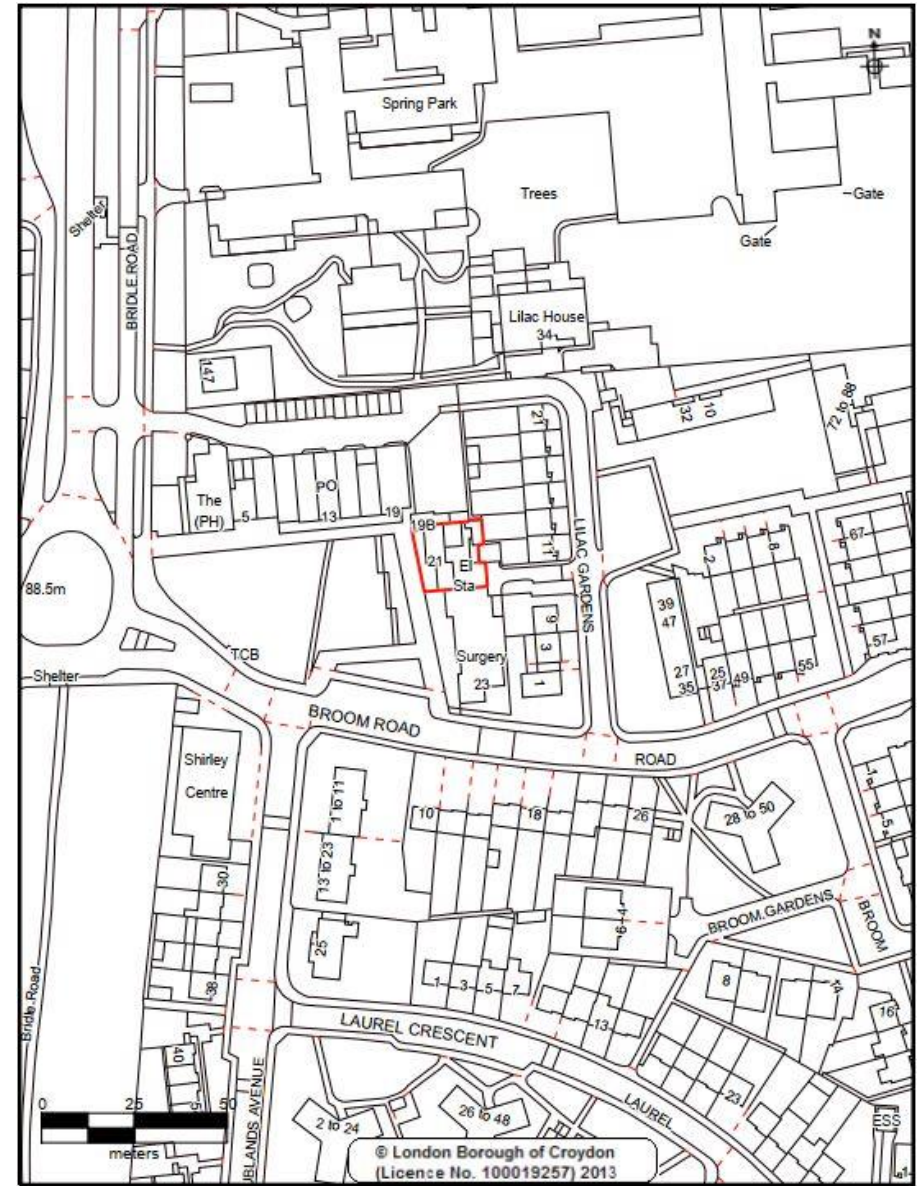
SHW Property



SHW Property

**MAKING  
PROPERTY  
WORK**

SHW prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor SHW will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, SHW may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. The mention of appliances and/or services or heating/cooling system or any other plant or fenestration systems in this description does not imply that they are in working order. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease. Note: Any maps or plans included in this document are obtained from Promap or Edozo under our Ordnance Survey Business Use Copyright licence ES 100017692 or are Goia Digital Plans including mapping data licensed from Ordnance Survey Crown Copyright 2007 under licence number PU 100017316



**VIEWINGS – 020 8662 2700**

**Alex Thomson**

**t: 07780 113019**

**Matt Morris**

**t: 07894 692426**

**e: athomson@shw.co.uk**

**e: mmorris@shw.co.uk**



**SHWProperty**



**SHW Property**



**SHW Property**

**MAKING  
PROPERTY  
WORK**

SHW prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor SHW will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, SHW may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. The mention of appliances and/or services or heating/cooling system or any other plant or fenestration systems in this description does not imply that they are in working order. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease. Note: Any maps or plans included in this document are obtained from Promap or Edozo under our Ordnance Survey Business Use Copyright licence ES 100017692 or are Go Digital Plans including mapping data licensed from Ordnance Survey Crown Copyright 2007 under licence number PU 100017316

**SHW.CO.UK**