



# FREEHOLD FOR SALE

**FOR SALE – RESIDENTIAL DEVELOPMENT OPPORTUNITY**  
THE AZTEC CENTRE, 28 BOULOGNE ROAD, CROYDON CR0 2QT

**SHW**

**CROYDON**  
[www.croydon.gov.uk](http://www.croydon.gov.uk)

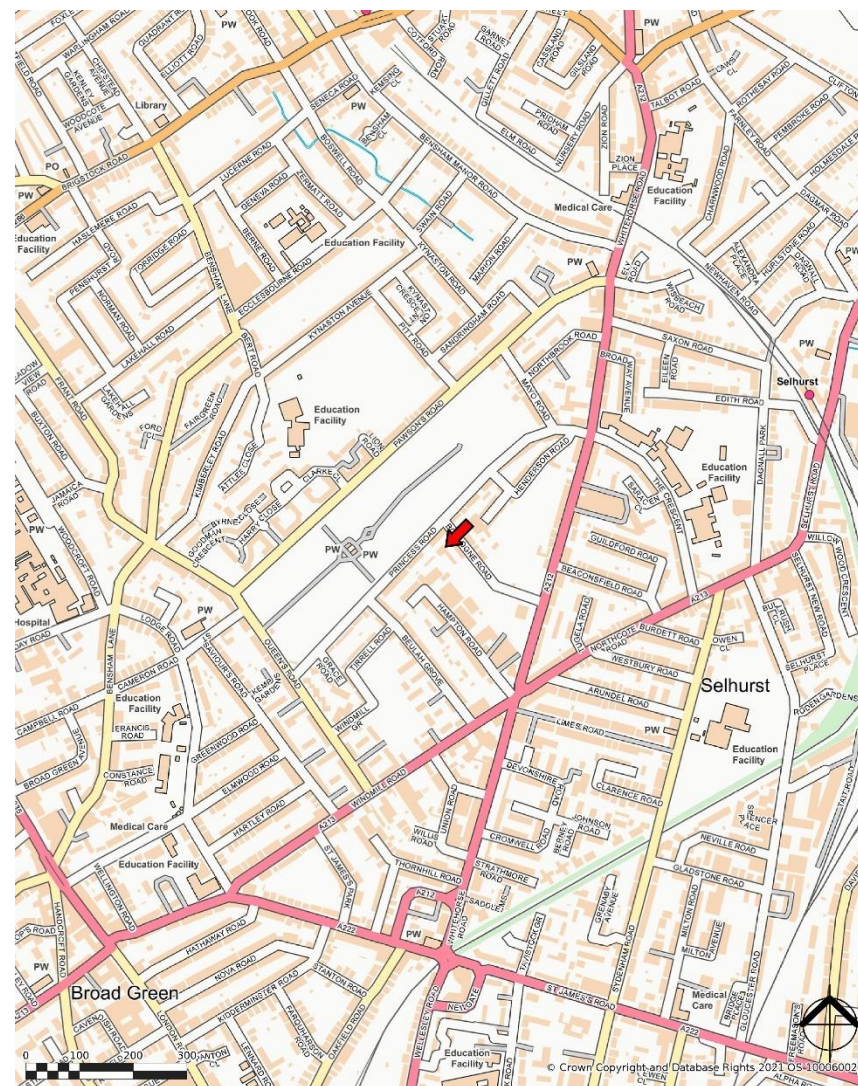
**MAKING  
PROPERTY  
WORK**

[SHW.CO.UK](http://SHW.CO.UK)



EXECUTIVE SUMMARY

- The site comprises a rectangular parcel of land with two principal buildings, a single-storey office, a warehouse and portakabins.
- Total site area 0.768 acres (0.311 hectares).
- The office has a Gross Internal Area of 4,113 sq ft (384 sq m).
- The warehouse has a Gross Internal Area extending to 8,202 sq ft (702 sq m).
- A new freehold title will be created.
- Located on Boulogne Road, Croydon.
- Subject-to-planning are invited in excess of **£2,000,000**.



Richard Plant 07850 584240 rplant@shw.co.uk  
 Richard Pillow 07947 373868 rpillow@shw.co.uk  
 Matt Morris 07894 692426 mmorris@shw.co.uk



SOCIAL  
 Follow us on twitter @SHWProperty

MAKING  
 PROPERTY  
 WORK

SHW.CO.UK

## LOCATION

The property is located to the rear of No. 2 – No. 26 Boulogne Road, Croydon.

Selhurst railway station is located 0.6 miles from the property, providing services to London Victoria, London Bridge, Epsom Downs and Caterham. Multiple bus routes operate within close proximity.

## DESCRIPTION

The site comprises a broadly flat and rectangular parcel of land with two principle buildings, a single-storey office extending to a GIA of 4,113 sq ft (384 sq m), a warehouse extending to a GIA of 8,202 sq ft (702 sq m) and several portakabins.

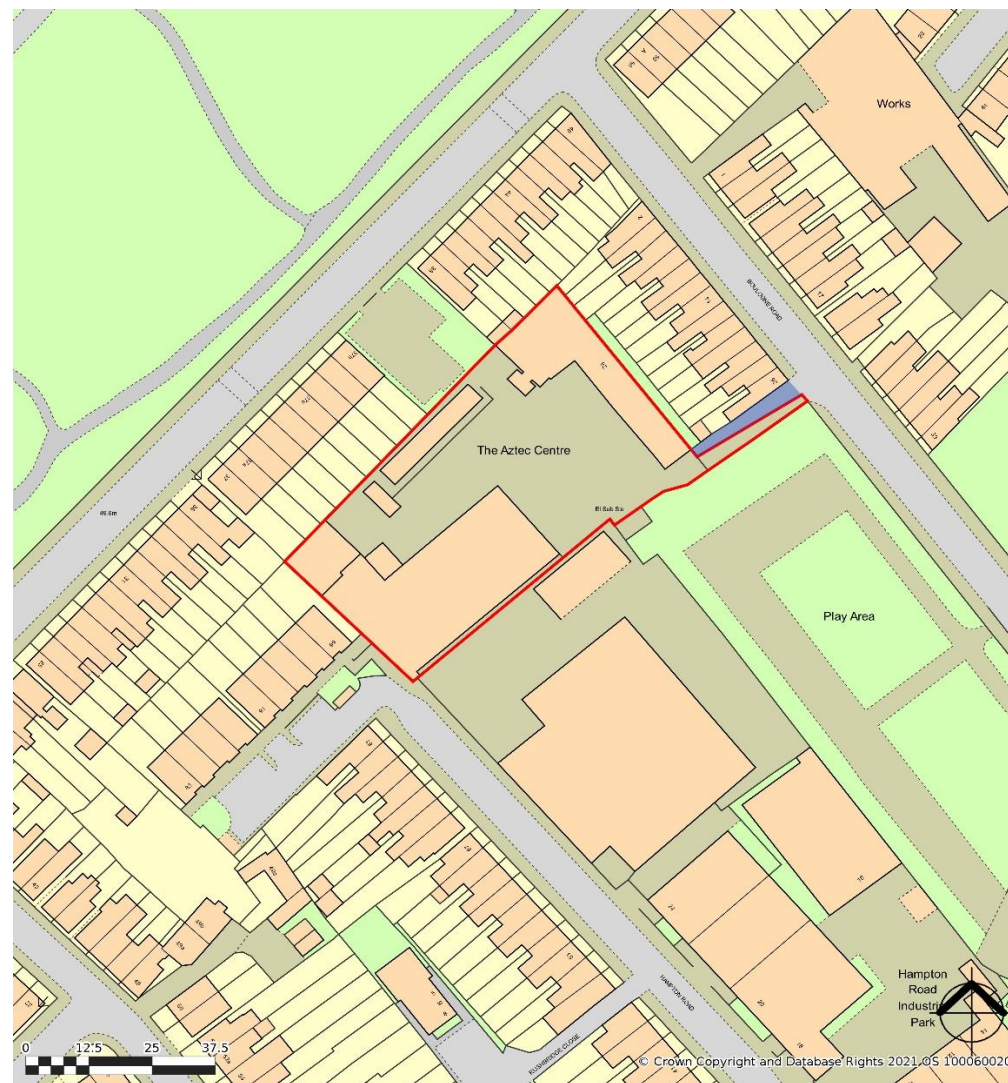
It is to be noted that the new freehold title will not include the entirety of the access-way. The property will benefit from a right of way over those parts of the access not included in the title, indicated in blue in the adjacent OS Plan.

Total site area 0.768 acres (0.311 hectares).

## PLANNING / REDEVELOPMENT OPPORTUNITY

The property was previously used as the Access Ability Centre; providing and repairing community equipment for the residents of Croydon. There are a number of buildings on the site which operated under use classes E and B8.

The site is located within a light industrial zone, however it is predominantly surrounded by residential properties.



Richard Plant	07850 584240	rplant@shw.co.uk
Richard Pillow	07947 373868	rpillow@shw.co.uk
Matt Morris	07894 692426	mmorris@shw.co.uk



**SOCIAL**  
Follow us on twitter @SHWProperty

**MAKING  
PROPERTY  
WORK**

SHW.CO.UK



## TENURE

The property is currently part of a larger title, reference number: SGL651706. A new freehold title will be created upon the sale of the property.

## VAT

We understand that the property is not elected for VAT.

## PRICE

Subject-to-planning are invited in excess of **£2,000,000** for the freehold interest.

## OFFERS

Offers are being invited on an informal tender basis for the freehold interest with vacant possession, subject to contract. A bid deadline date is yet to be confirmed and will be announced in due course.

Offers should be in writing and include the following information:

- Identity of the proposed purchaser.
- Purchase price
- Purchaser background & track record. Proof of funds will be requested if your offer is further considered.
- Proposed timescale for exchange and completion of sale.
- Proposed scheme
- Any condition or surveys that are required.
- Solicitor details

No offer is to be calculable by reference to any other offer.

## AML

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

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## EPC

The buildings have EPC ratings C, D and E.

## RATEABLE VALUE

We understand that the property is described as workshop and premises and has a current rateable value of £91,500.

## VIEWINGS

Viewings must be arranged prior with the sole agent, SHW. Contact details below.

## FURTHER INFORMATION

For further information please follow the link below to our data room.

<https://shwcrm.agencypilot.com/PropertyView/Account/Login/14623/The-Aztec-Centre-28-Boulogne-Road-Croydon-Surrey-CR0-2QT>



Richard Plant 07850 584240 rplant@shw.co.uk  
Richard Pillow 07947 373868 rpillow@shw.co.uk  
Matt Morris 07894 692426 mmorris@shw.co.uk



**SOCIAL**  
Follow us on twitter @SHWProperty

**MAKING  
PROPERTY  
WORK**

**SHW.CO.UK**





Richard Plant 07850 584240 rplant@shw.co.uk  
Richard Pillow 07947 373868 rpillow@shw.co.uk  
Matt Morris 07894 692426 mmorris@shw.co.uk



SOCIAL  
Follow us on twitter @SHWProperty

MAKING  
PROPERTY  
WORK

SHW.CO.UK