

THE AZTEC CENTRE, 28 BOULOGNE ROAD, CROYDON CR0 2QT

CROYDON www.croydon.gov.uk

MAKING PROPERTY WORK

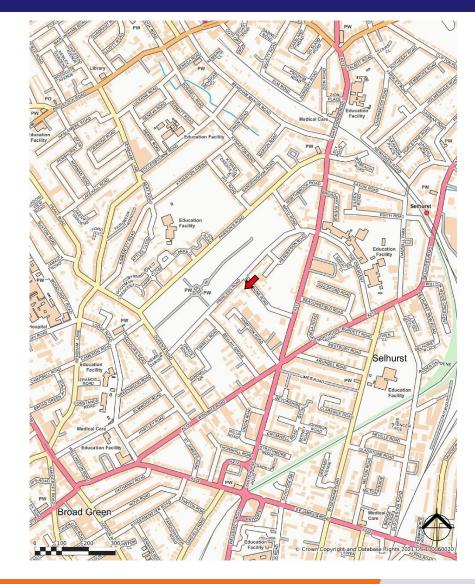
SHW.CO.UK

FOR SALE - RESIDENTIAL DEVELOPMENT OPPORTUNITY

SHW

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.







07850 584240 07947 373868 07894 692426

rplant@shw.co.uk rpillow@shw.co.uk mmorris@shw.co.uk



Follow us on twitter @SHWProperty

MAKING WORK

THE AZTEC CENTRE, 28 BOULOGNE ROAD, CROYDON CR0 2QT

FOR SALE – RESIDENTIAL DEVELOPMENT OPPORTUNITY

OCTOBER 2022



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.

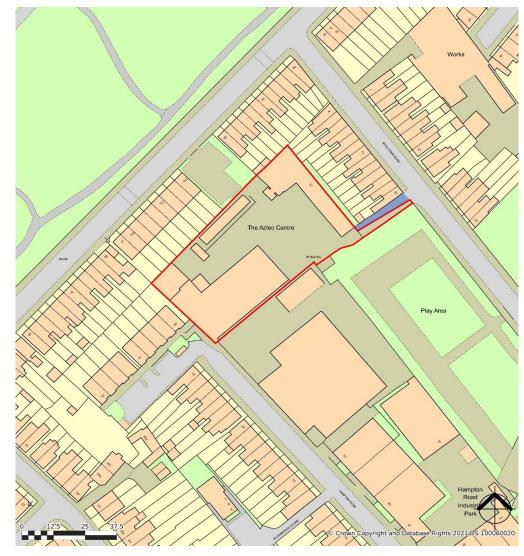
It is to be noted that the new freehold title will not include the entirety of the accessway. The property will benefit from a right of way over those parts of the access not included in the title, indicated in blue in the adjacent OS Plan.

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.









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.

 $\frac{https://shwcrm.agencypilot.com/PropertyView/Account/Login/14623/The-Aztec-Centre-28-Boulogne-Road-Croydon-Surrey-CR0-2QT}{Contre-28-Boulogne-Road-Croydon-Surrey-CR0-2QT}$



THE AZTEC CENTRE, 28 BOULOGNE ROAD, CROYDON CR0 2QT

FOR SALE - RESIDENTIAL DEVELOPMENT OPPORTUNITY

OCTOBER 2022















Richard Plant Richard Pillow Matt Morris

07850 584240 07947 373868 07894 692426

rplant@shw.co.uk rpillow@shw.co.uk mmorris@shw.co.uk



SOCIAL Follow us on twitter @SHWProperty

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 under our Ordnance Survey Business Use Copyright licence ES 100017692 or are Goad Digital Plans including mapping data licensed from Ordnance Survey Crown Copyright 2007 under licence number PU 100017316