



50 SUMMIT HOUSE

50
Croydon Community Opportunities Service

Private Property
No Parking

Private Property
No Parking

FREEHOLD FOR SALE

SHW

FREEHOLD OFFICE / CLASS E PROPERTY WITH RESIDENTIAL DEVELOPMENT POTENTIAL
SUMMIT HOUSE, 50 WANDLE ROAD, CROYDON, CR0 1DF

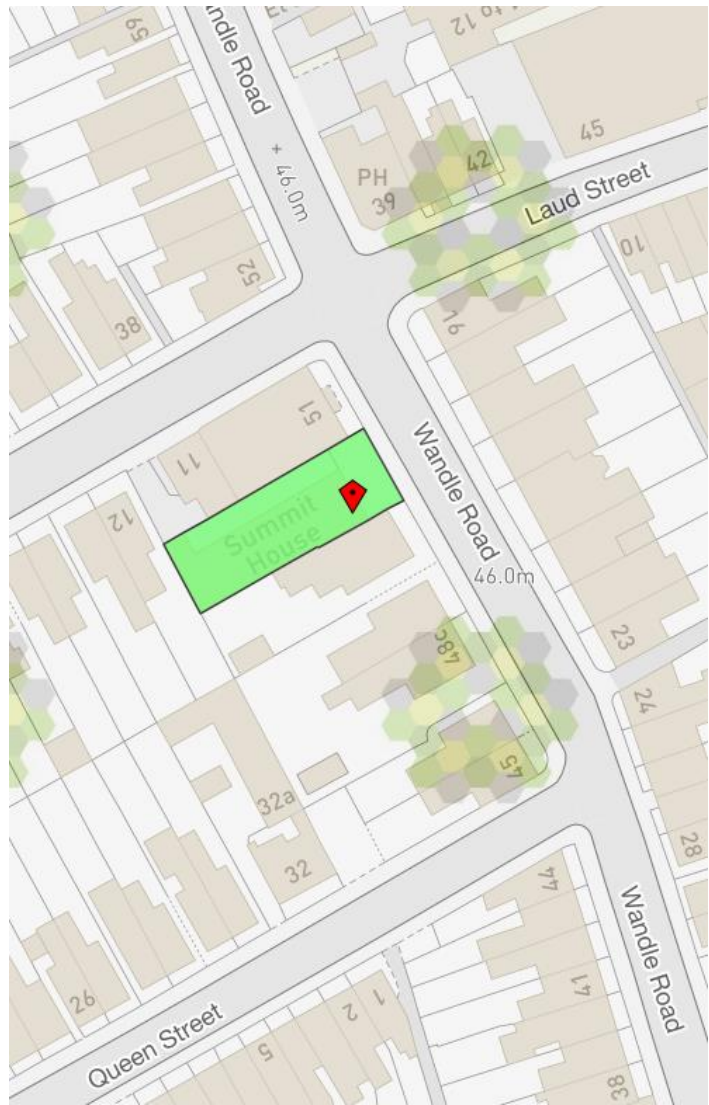
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SUMMARY

On behalf of charity clients SHW are delighted to offer for sale this freehold Office / Class E building with residential development potential in Croydon.

PROPERTY HIGHLIGHTS

- Freehold office / residential conversion opportunity
- A semi-detached building arranged over ground and 1st floors.
- The 1st floor has been used as the charity’s offices. The ground floor was most recently used by an NHS body.
- The property has forecourt parking for 3-4 cars plus a side access to the northern elevation
- Located on Wandle Road, Croydon
- Net Internal Floor Area extends to 2,595 sq ft (241.1 sq m)
- Gross Internal Floor Area extends to 3,235 sq ft (300.5 sq m)
- Unconditional offers are invited in excess of **£600,000** for the freehold interest with vacant possession
- **Disclaimer:** Since the photos in these marketing particulars were taken, some damage has occurred to the property. Please note that the property can be bought in existing condition, or it may be possible for the property to be returned to previous condition as part of a sale.



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LOCATION

Summit House is located on Wandle Road, south of the Croydon Flyover and parallel with the High Street, which offers a range of amenities including Tesco, Co-Op, coffee shops, pubs and restaurants as well as a number of local bus routes.

East Croydon Railway Station is located 0.7 miles to the north of the property, providing rail services to London Bridge, London Victoria, Gatwick Airport and Brighton.

Croydon has a range of public transport including the Croydon Tramlink running west to Wimbledon via Mitcham and east to Elmers End and Beckenham. There is also West Croydon Station providing access to the London Overground.

The local authority is The London Borough of Croydon.

DESCRIPTION

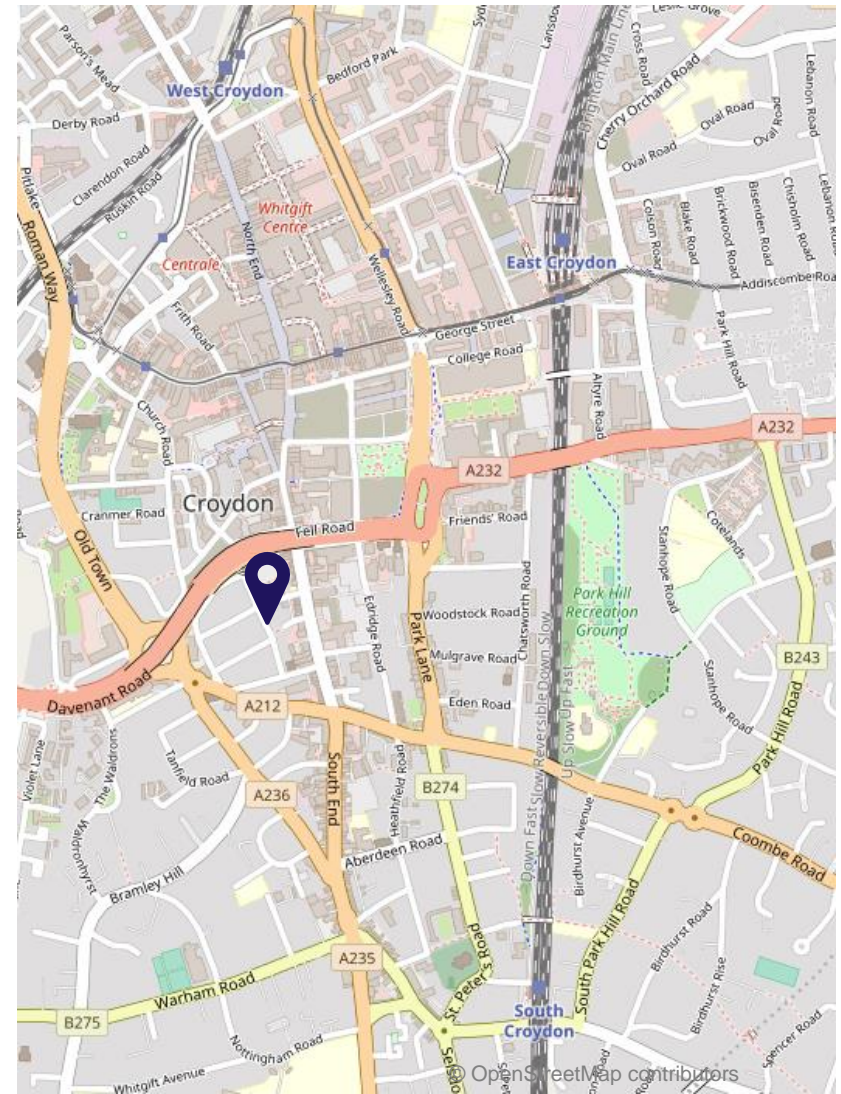
The property comprises a semi-detached 1950s building, arranged over ground and 1st floors. The building is of brickwork construction, with a flat roof.

The 1st floor has been used for many years as the charity’s offices. The most recent ground floor occupier was an NHS Trust, providing medical services.

The property benefits from a forecourt to the front of the property, providing parking for 3-4 vehicles. There is access along the northern side of the building, which could be used for additional tandem parking.

Net Internal Floor Area extends to 2,595 sq ft (241.1 sq m)

The property is to be sold with full vacant possession.



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AMENITIES

- 3-4 Parking spaces on forecourt
- Gas-fired central heating
- Kitchenettes to each floor
- WCs to each floor
- Suspended ceilings
- Mix of LED / Fluorescent lighting
- Perimeter trunking to ground floor

DEVELOPMENT OPPORTUNITY

The property benefits from residential conversion / redevelopment potential, subject to planning permission.

The Article 4 Direction has currently fallen away, meaning after 3 months vacancy, the property would be eligible for conversion to residential under Permitted Development Rights.

FLOOR AREAS

FLOOR	NIA (SQ FT)	NIA (SQ M)	GIA (SQ FT)	GIA (SQ M)
1 ST	1,341	124.6	1,620	150.5
GROUND	1,254	116.5	1,615	150.0
TOTAL	2,595	241.1	3,235	300.5



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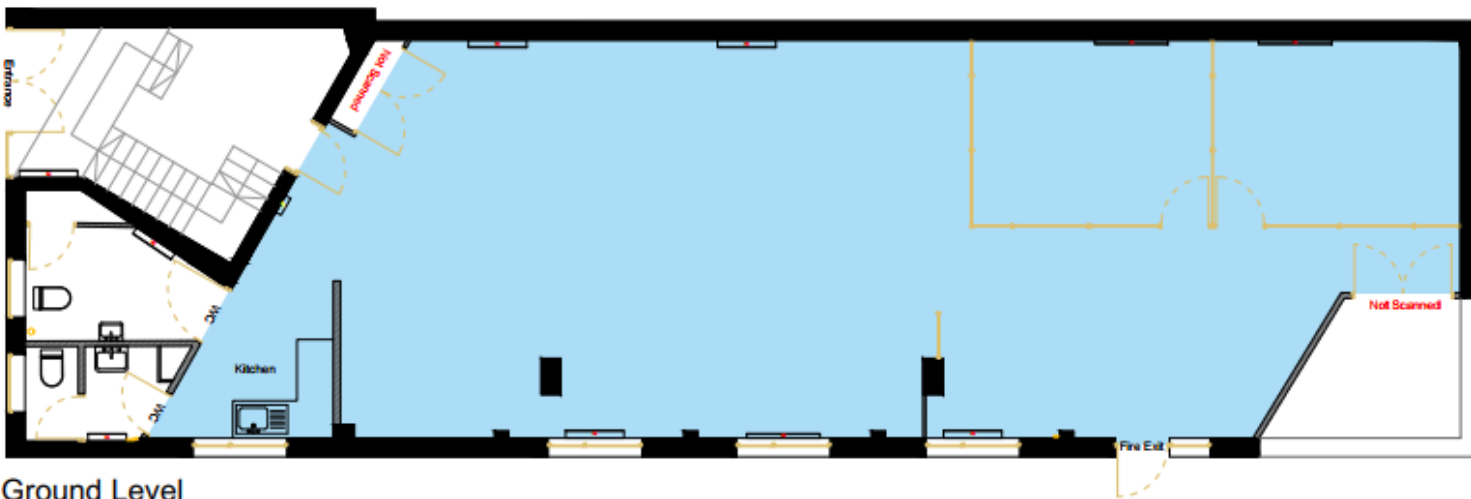
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FLOORPLANS



First Level



Ground Level



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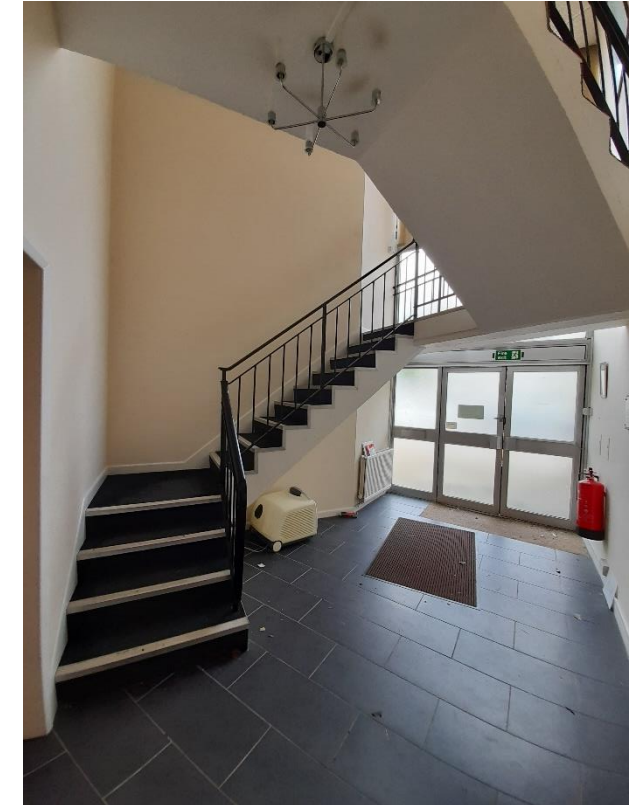


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GALLERY



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TENURE

The property is freehold held under title number SY129706.

VAT

We understand that the property is NOT elected for VAT.

GUIDE PRICE

Unconditional offers are invited in excess of **£600,000**.

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.
- Any condition or surveys that are required.
- Solicitor details.

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

AML

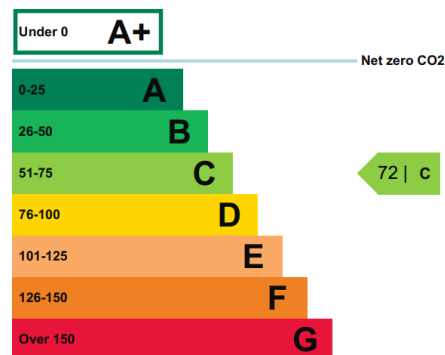
Upon agreement of Heads of Terms, a mandatory Purchaser KYC documentation request will be made

LEGAL COSTS

Each party responsible for their own legal costs

EPC

The property has an EPC Rating of C:72



RATEABLE VALUE

The property is described as workshop and premises and has a rateable value of £32,000.

DATA ROOM

Further information, including title documentation, floorplans, EPC and additional photos can be found in the Data Room, by using the following link:

<https://shwcrm.agencypilot.com/PropertyView/Account/Login/20786/Summit-House-50-Wandle-Road-Croydon-Surrey-CR0-1DF>



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