



SHW

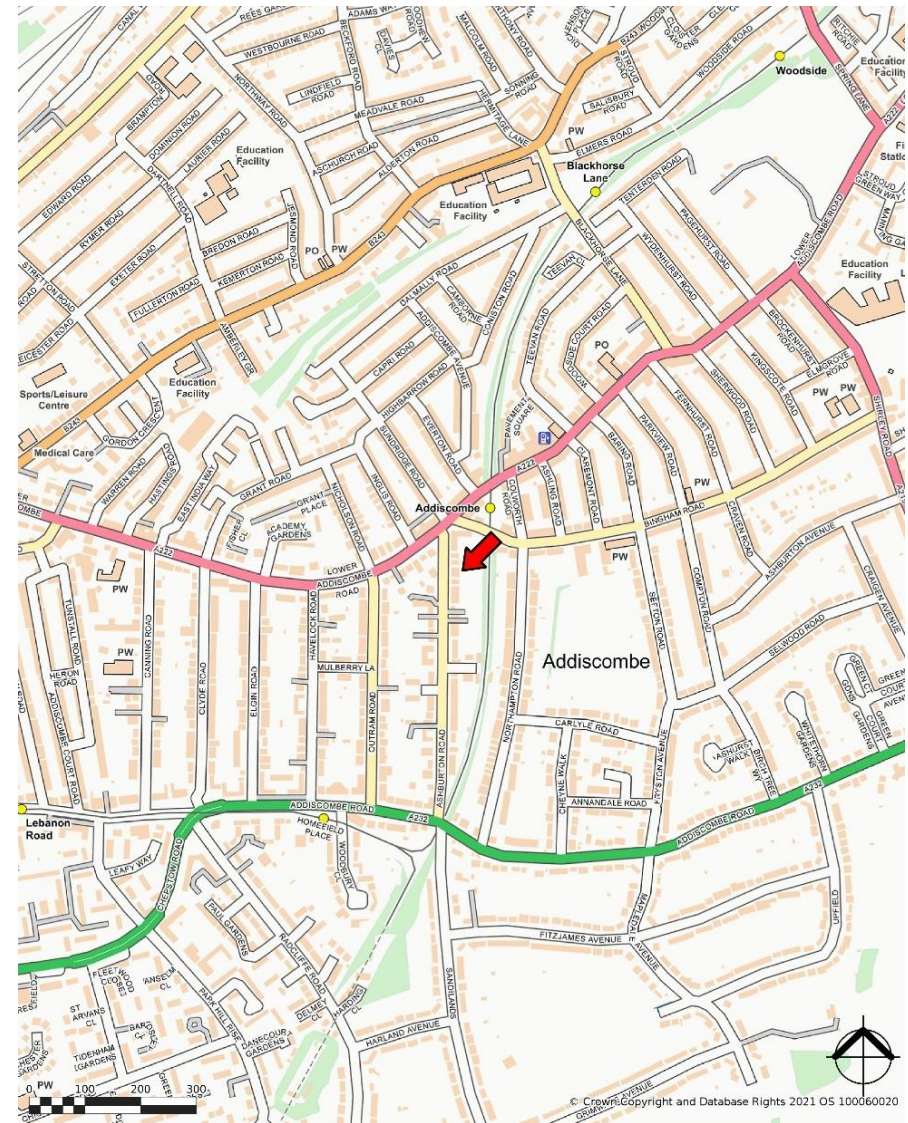
**MAKING
PROPERTY
WORK**
SHW.CO.UK

FOR SALE

**INVESTMENT OPPORTUNITY – 3,098 SQ FT (288 SQ M)
58 ASHBURTON ROAD, ADDISCOMBE, CROYDON CR0 6AN**

EXECUTIVE SUMMARY

- The property comprises a two-storey semi-detached building with accommodation in the roof space extending to a Gross Internal Floor Area of approximately 3,098 sq ft (288 sq m).
- Total site area 0.188 acres (0.076 hectares).
- Freehold title reference number: SY47811.
- The property had been previously used as a hostel but it is currently let as a therapy centre under a temporary change of use consent within use class D1 Non-Residential Institution.
- The property is currently let on a lease expiring 4th January 2027, with a passing rent of £25,000 per annum.
- The property presents an opportunity for residential conversion into flats and some possible back-land development, subject to obtaining vacant possession and obtaining planning permission.
- Unconditional offers are invited in excess of **£500,000**.



VIEWINGS – 020 8662 2700

Richard Plant

t: 07850 584240

e: rplant@shw.co.uk

Matt Morris

t: 07894 692426

e: mmorris@shw.co.uk



twitter - @SHWProperty



LinkedIn - SHW Property



Instagram – SHW Property

MAKING

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LOCATION

The property is located on Ashburton Road, Addiscombe approximately 1.4 miles east of Croydon town centre.

Addiscombe Tram Stop is located 0.1 mile north of the property, providing services to East Croydon, Wimbledon, Elmers End and Beckenham Junction. Multiple bus routes also operate in close proximity.

DESCRIPTION

The property comprises a two-storey semi-detached building with accommodation in the roof space and large rear garden. The total site area extends to approximately 0.188 acres (0.076 hectares). The Gross Internal Floor Area extends to approximately 3,098 sq ft (288 sq m).

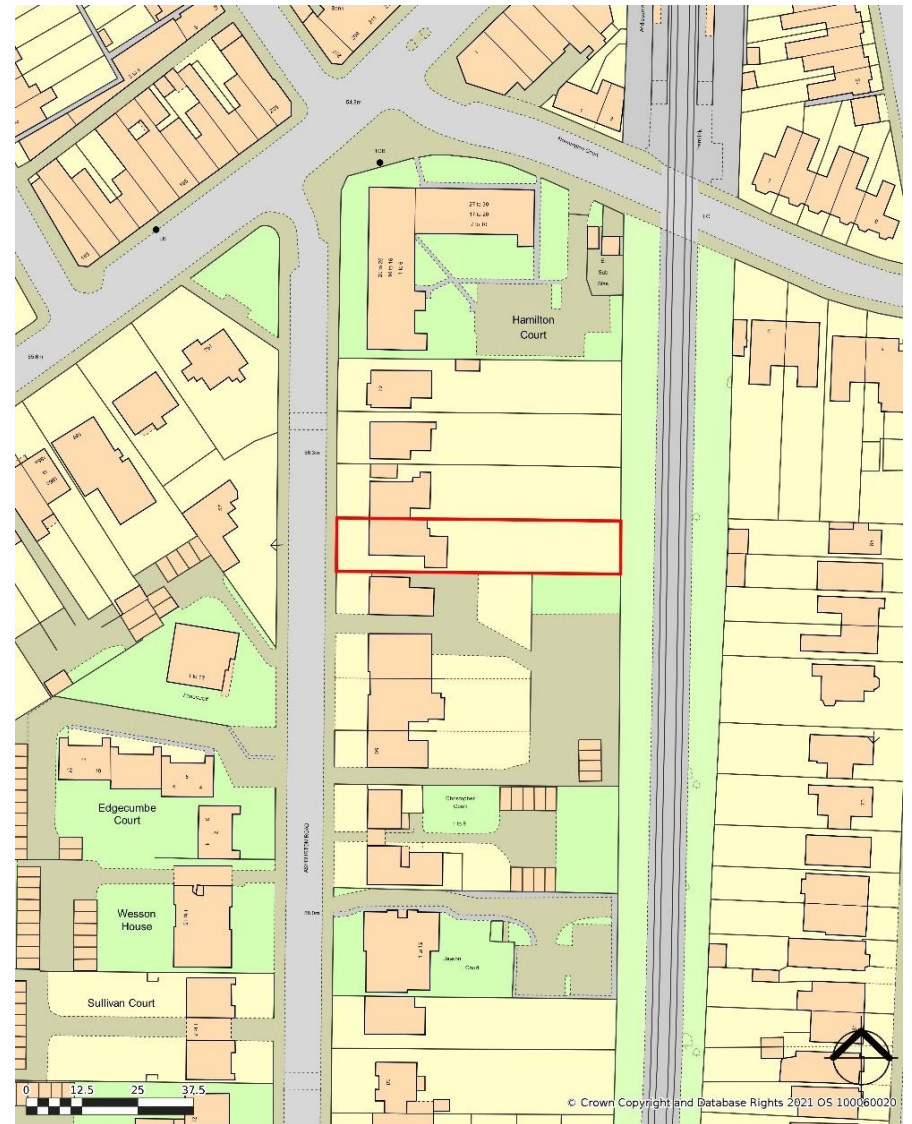
PLANNING / REDEVELOPMENT OPPORTUNITY

The property falls within the administrative area of The London Borough of Croydon and located within the East India Conservation Area. The property had previously been used as a hostel but is currently in use as a therapy centre under a temporary change of use consent. The existing building may lend itself to residential conversion to circa 5 flats, subject to planning permission and vacant possession. We believe there may also be scope for some back-land development within the rear garden.

TENANCIES

The property is currently occupied and let as a therapy centre, under a temporary use consent at £25,000 per annum, for a period of 5 years expiring 4th January 2027. There is a tenant only break clause on 4th January 2025.

The lease is excluded from the security of tenure provisions of the Landlord and Tenant Act 1954.



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TENURE

The property is freehold held under title reference number SY47811.

VAT

We understand that the property is not elected for VAT.

PRICE

Unconditional offers are invited in excess of **£500,000** for the freehold interest, subject to the existing lease.

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 to be responsible for their own legal costs.

EPC

The property has an EPC rating D.

RATEABLE VALUE

We understand that the property is described as Offices and premises and has a current rateable value of £25,500.

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/21258/58-Ashburton-Road-Croydon-Surrey-CR0-6AN>

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