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FOR SALE

**FREEHOLD FORMER SOCIAL CLUB – 7,229 SQ FT (671.63 SQ M)
ALWYN CLUB, ALWYN CLOSE, NEW ADDINGTON CR0 0QP**

DESCRIPTION

The site comprises a two-storey building extending to a Gross Internal Area of 7,229 sq ft (671.63 sq m).

Externally there is an area of hardstanding for parking and a hardstanding garden to the rear of the building.

The site extends to an area of 0.21 acres (0.084 hectares).

There is a memorial to the front and land to the right side of the property which is being retained by the London Borough of Croydon. There will be a maintenance obligation on the purchaser for the Council's retained portion.

LOCATION

The site is located on Alwyn Close, New Addington. The surrounding area is typified by residential properties comprising semi-detached and terraced houses, and blocks of flats of around four storeys.

Fieldway Tram Stop is located 0.2 miles from the property, providing services to Croydon. Bus routes also operate within close proximity.

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

PLANNING

We understand the property benefits from Sui Generis – the property had previously been let to The British Legion, where the property was used as a social club and function room for hire. The VOA describe the property as a club and premises.

EPC

The property has an EPC rating C.

TENURE

A new freehold title is to be created.

VAT

We understand the property not elected for VAT.

RATEABLE VALUE

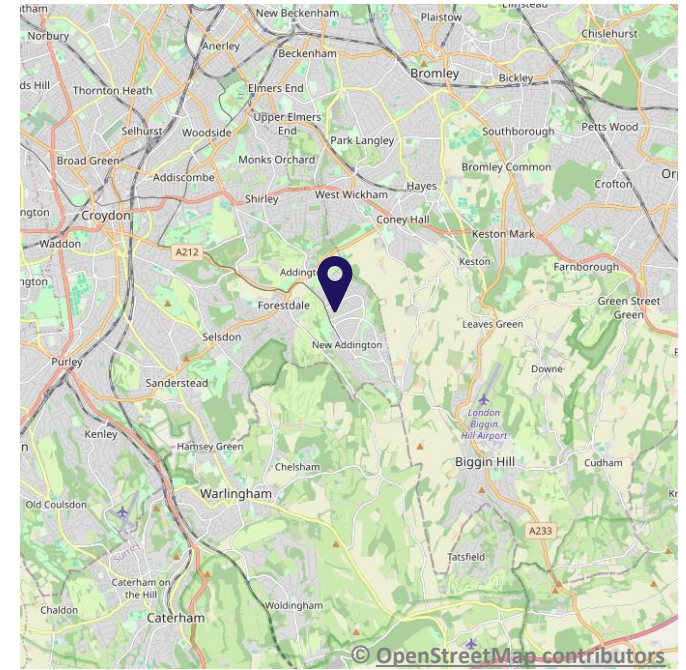
The property has a rateable value of £17,000.

PRICE

Offers are invited in excess of £1,000,000.

ANTI-MONEY LAUNDERING

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



VIEWINGS – 020 8662 2700

Matt Morris

t: 07894 692426

e: mmorris@shw.co.uk

Richard Plant

t: 07850 584240

e: rplant@shw.co.uk

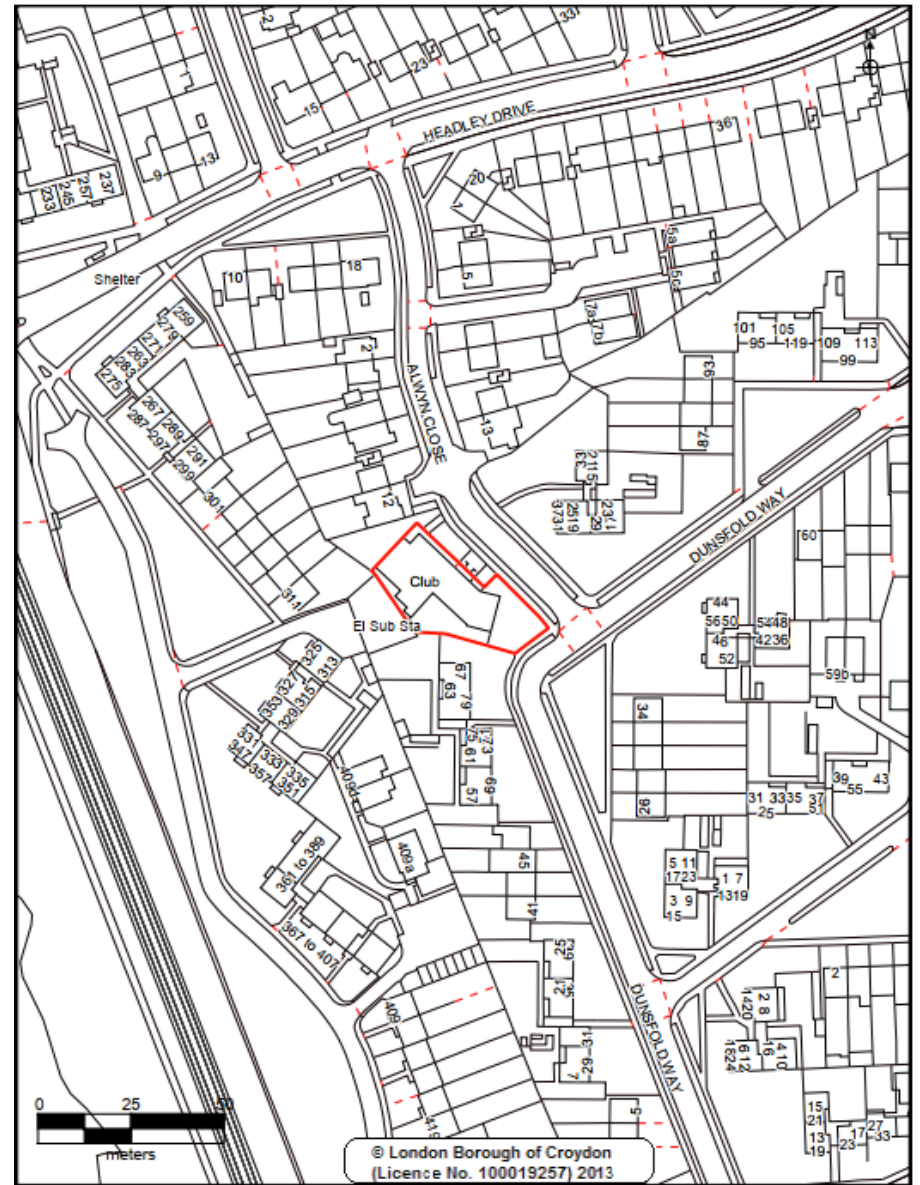


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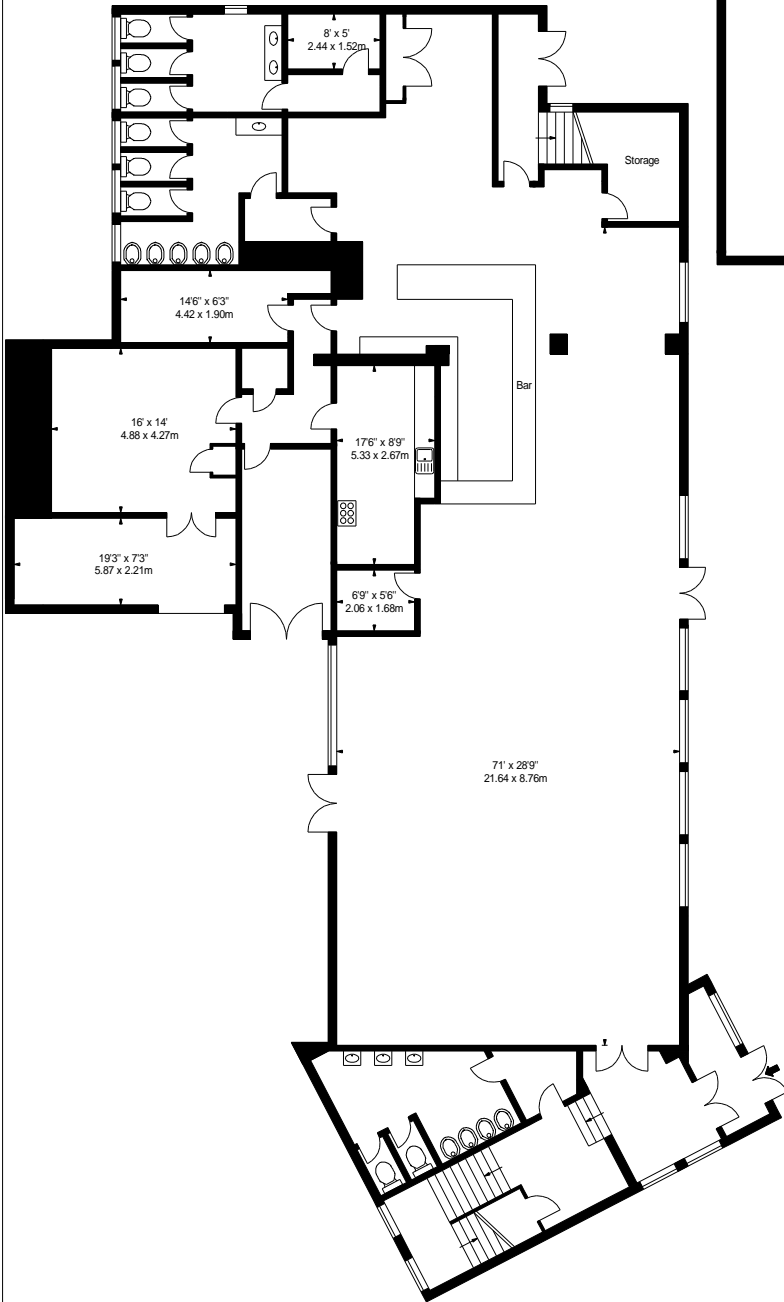


SHW Property

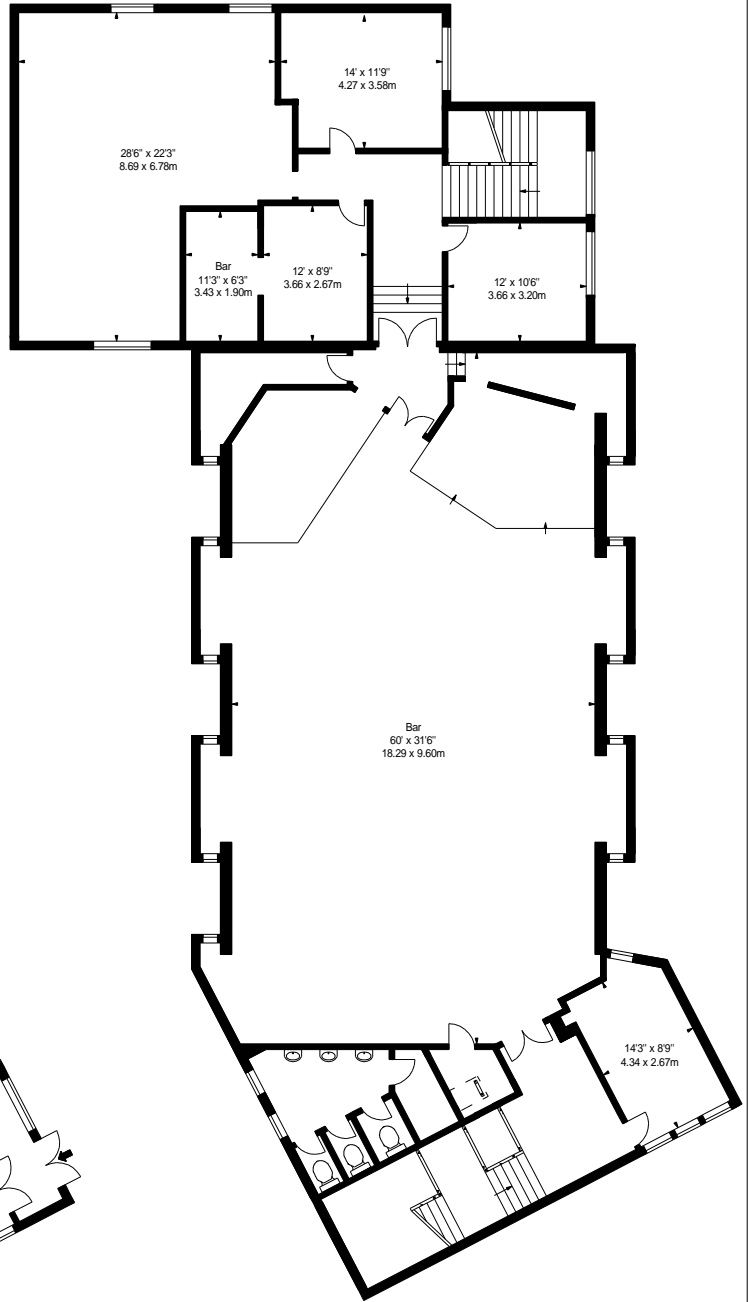
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GROUND FLOOR



FIRST FLOOR

APPROX. GROSS INTERNAL AREA *
8104 Ft² - 752.86 M²

Property Details:

**THE ALWYN CLUB
THE ALWYN CLOSE
NEW ADDINGTON
CROYDON
CR0 0QP**



Surveyed and Drawn By:

BKR

Hideaway Work Space
1 Empire Mews
London
SW16 2BF

SCALE - 1:200 @ A4

REFERENCE NUMBER :105430

Plans Drawn: 04.12.2023

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