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FOR SALE

**FREEHOLD INDUSTRIAL INVESTMENT – 2,909 SQ FT (270.25 SQ M)
REAR OF 22-32 NORTHBROOK ROAD, CROYDON CR0 2QL**

DESCRIPTION

The property comprises two detached industrial buildings used for storage. A single-storey skillion-roof building extending a to Gross Internal Area of approximately 454 sq ft (42.14 sq m). The main warehouse is a singlestorey warehouse building extending to a Gross Internal Area of approximately 2,455 sq ft (228.11 sq m).

The majority of the site is built on but there is a narrow access way, with a width of approximately 3.34 metres and minimal yard area to the front of the buildings.

The site extends to an area of 0.127 acres (5,532 sq ft).

The property is let to Provide Equipment Hub Limited on a 1 year lease producing £12,000 per annum. The lease is contracted outside of the Landlord & Tenant Act 1954.

TERM	EXPIRY	INCOME (PER ANNUM)
1 Year	1 November 2025	£12,000

LOCATION

The property is located on Northbrook Road, Croydon.

The area is typified by residential properties with commercial uses concentrated on Whitehorse Road. Selhurst Railway Station is located 0.4 miles east of the property, providing services to London Victoria, London Bridge and East Croydon. Bus routes also operate in close proximity.

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

ACCOMMODATION (GIA)

FLOOR	SQ FT	SQ M
Storage	454	42.14
Warehouse	2,455	228.11
TOTAL	2,909	270.25

EPC

The property has an EPC Rating D.

TENURE

A new freehold title is to be created.

VAT

We understand the property is not elected for VAT.

LEGAL COSTS

Each party to be responsible for their own legal costs.

RATEABLE VALUE

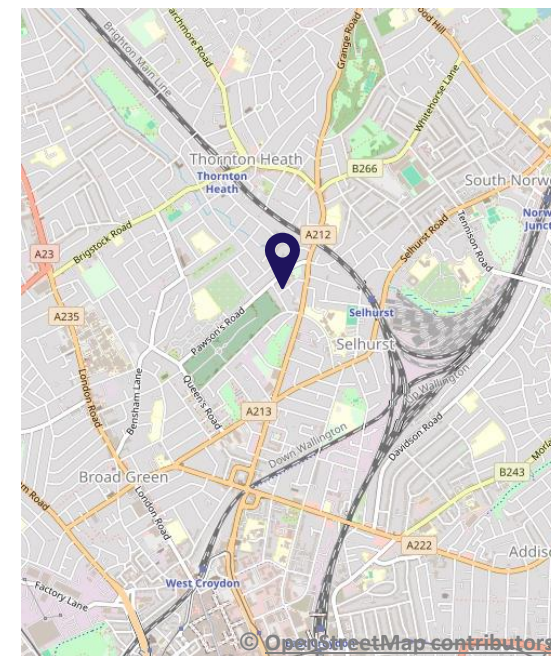
The property has a rateable value of £23,250 (2023).

PRICE

Offers are invited in excess of **£300,000** subject to the existing lease.

ANTI-MONEY LAUNDERING

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



VIEWINGS – 020 8662 2700

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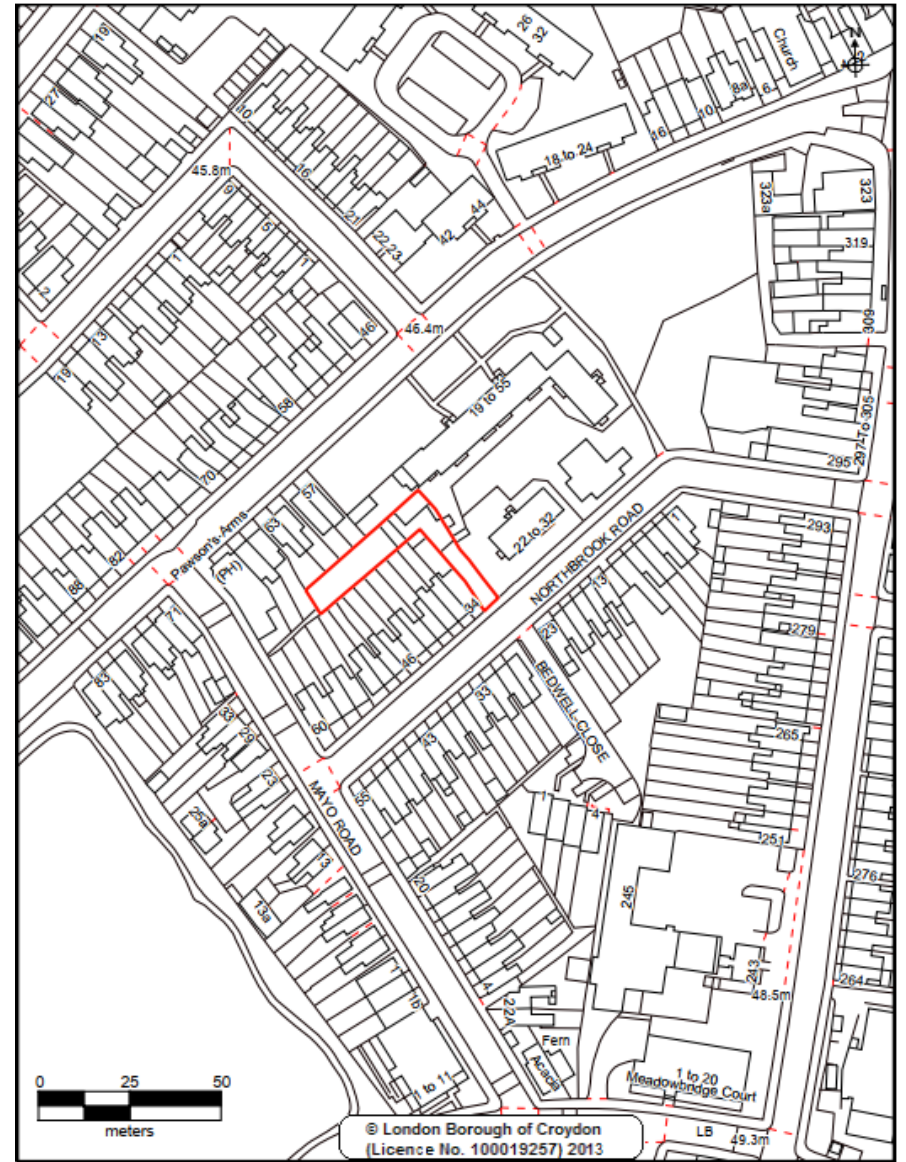


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