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CGI OF THE PROPOSED DEVELOPMENT

**FOR SALE**

**TWO MIXED USE BUILDINGS WITH PLANNING PERMISSION FOR 9  
APARTMENTS AND A GROUND FLOOR COMMERCIAL UNIT  
44-46 TAMWORTH ROAD, CROYDON, LONDON, CR0 1XU**

**EXECUTIVE SUMMARY**

- Freehold development opportunity
- Planning permission granted for 9 apartments extending to 6,083 sq ft GIA (565 sq m) plus ground floor commercial unit of 782 sq ft (72.7 sq m).
- Short distance from East Croydon Station
- Offers are invited in the region of £800,000 for the freehold interest with vacant possession

**DESCRIPTION**

The site comprises two adjoining two storey buildings, arranged as ground floor shops with residential upper parts, extending to a Gross Internal Area of approximately 4,810 sq ft (446.84 sq m).

**LOCATION**

The site is located on the northern side of Tamworth Road in Croydon town centre, close to Reeves Corner Tram Stop and other town centre amenities.

East Croydon Station is approximately 0.6 miles to the east and provides regular services to London Bridge in 12 minutes.

**PLANNING**

Planning permission ref. 23/01206/FUL was granted on 26 April 2024 for “Demolition of existing buildings and erection of a four storey building comprising ground floor commercial floorspace (Class E) and 9 flats with associated amenity space, cycle and refuse storage”.

**FINANCIAL CONTRIBUTIONS**

The CIL charge is estimated at £14,256.84 and the S106 contribution is £15,000.

**TENURE**

Freehold

**PROPOSED ACCOMMODATION SCHEDULE**

UNIT	TYPE	BEDS	GIA (SQM)	GIA (SQFT)
1.01	Flat	2	74.3	800
1.02	Flat	1	51.5	554
1.03	Flat	2	63.5	684
2.01	Flat	3	74.3	800
2.02	Flat	1	50.0	538
2.03	Flat	2	63.5	684
3.01	Flat	3	74.3	800
3.02	Flat	1	50.0	538
3.03	Flat	2	63.6	685
G.01	Commercial	-	72.7	782
<b>TOTAL</b>			<b>638</b>	<b>6,867</b>

**PRICE**

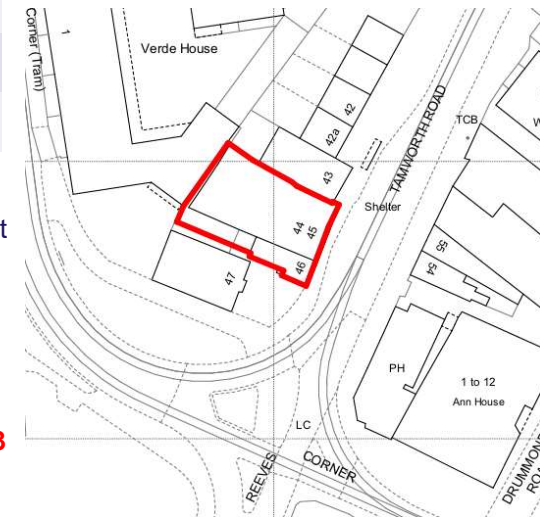
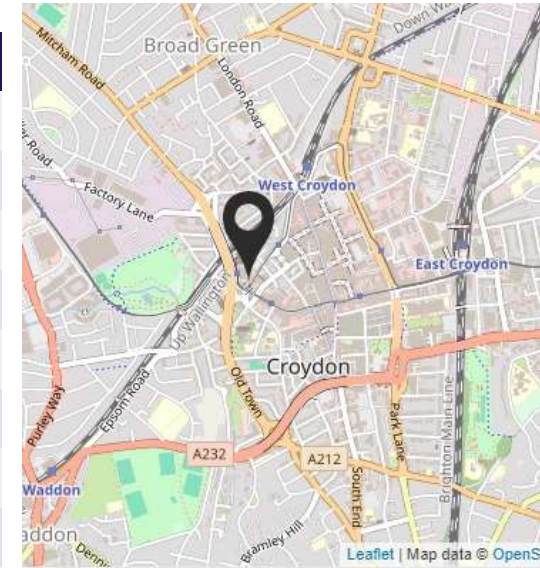
Offers are invited in the region of £800,000 for the freehold interest with vacant possession.

**VAT**

We understand the property not elected for VAT.

**DATA ROOM**

<https://shwcrm.agencypilot.com/PropertyView/Account/Login/30929/44-46-Tamworth-Road-Croydon-Surrey-CR0-1XU>



**VIEWINGS – 020 8662 2700**

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## ACCOMMODATION SCHEDULE (EXISTING)

### 44-45 Tamworth Road

#### Commercial

FLOOR	DESCRIPTION	NIA (SQM)	NIA (SQFT)
Ground	Trading area, WC and Kitchenette	93.94	1,011

#### Residential

FLOOR	DESCRIPTION	SQM	SQFT
First	2 x Bedrooms, Living Room, WC and Kitchen	65.03	700
Second	Master Bedroom	17.50	188



### 46 Tamworth Road

#### Commercial

FLOOR	DESCRIPTION	NIA (SQM)	NIA (SQFT)
Ground	Reception, 3 x Tattoo Studios and Kitchenette	37.61	405
First	Tattoo Studio, and Ancillary Storage	14.82	160
Second	Ancillary Storage	26.20	282



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