

The logo for SHW, consisting of the letters 'SHW' in white on an orange trapezoidal background.

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FOR SALE

**FREEHOLD INVESTMENT WITH DEVELOPMENT POTENTIAL STPP – 8,084 SQ FT
73-77 GLOUCESTER ROAD, CROYDON CR0 2DL**

DESCRIPTION

The property comprises a mid to end terrace of three buildings arranged over ground, first and part second floors.

To the rear of the site is a single-storey warehouse, accessed from Neville Road. Externally, there is limited parking to the front of the property but there is a small area of hardstanding to the rear of No. 77 which provides space for parking for approximately 6 cars.

The property is let to one tenant under three separate leases, commencing 18 October 2019. The leases are contracted outside of the Landlord & Tenant Act 1954.

NO.	EXPIRY	INCOME (PER ANNUM)
73	17 October 2025	
75	17 October 2025	£80,000
77	17 October 2025	

LOCATION

The property is located on the junction of Gloucester Road and Neville Road, Croydon. The immediate area is typified by a mix of industrial and residential properties.

The property is located 0.8 miles north of East Croydon Railway Station and 0.6 miles south of Selhurst Railway Station, providing services to London and the South East.

The property lies within the administrative area of the London Borough of Croydon. The property is located in both an Employment (Policy SP3) and Integrated Industrial Location (Policy DM9).

EPC

The property has an EPC Rating D.

ACCOMMODATION (GIA)

FLOOR	SQ FT	SQ M
Ground	5,306	493
First	1,744	162
Second	1,033	96
TOTAL	8,084	751

DATA ROOM

For further information, [Click Here.](#)

TENURE

The property is held freehold under title numbers SGL542107, SGL542673, SY240190 and SGL210877.

VAT

We understand the property is not elected for VAT.

LEGAL COSTS

Each party to be responsible for their own legal costs.

RATEABLE VALUE

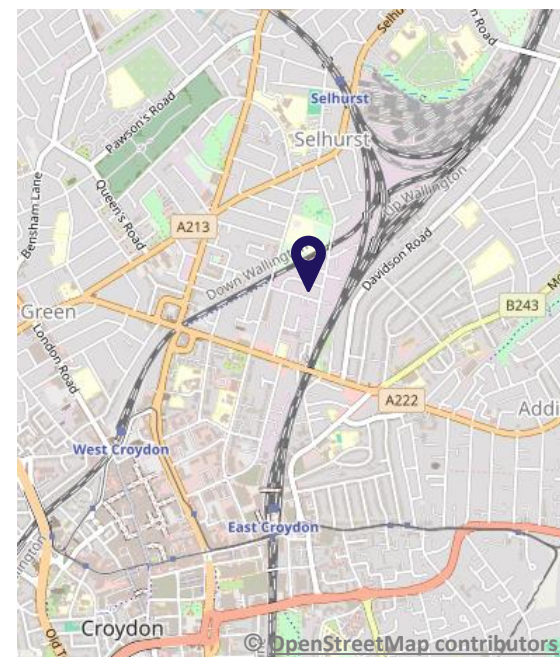
The property has a rateable value of £38,750 and £38,500.

PRICE

Offers are invited in the region of **£1,600,000**, 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

Matt Morris

t: 07894 692426

e: mmorris@shw.co.uk

Richard Plant

t: 07580 584240

e: rplant@shw.co.uk



@SHWProperty

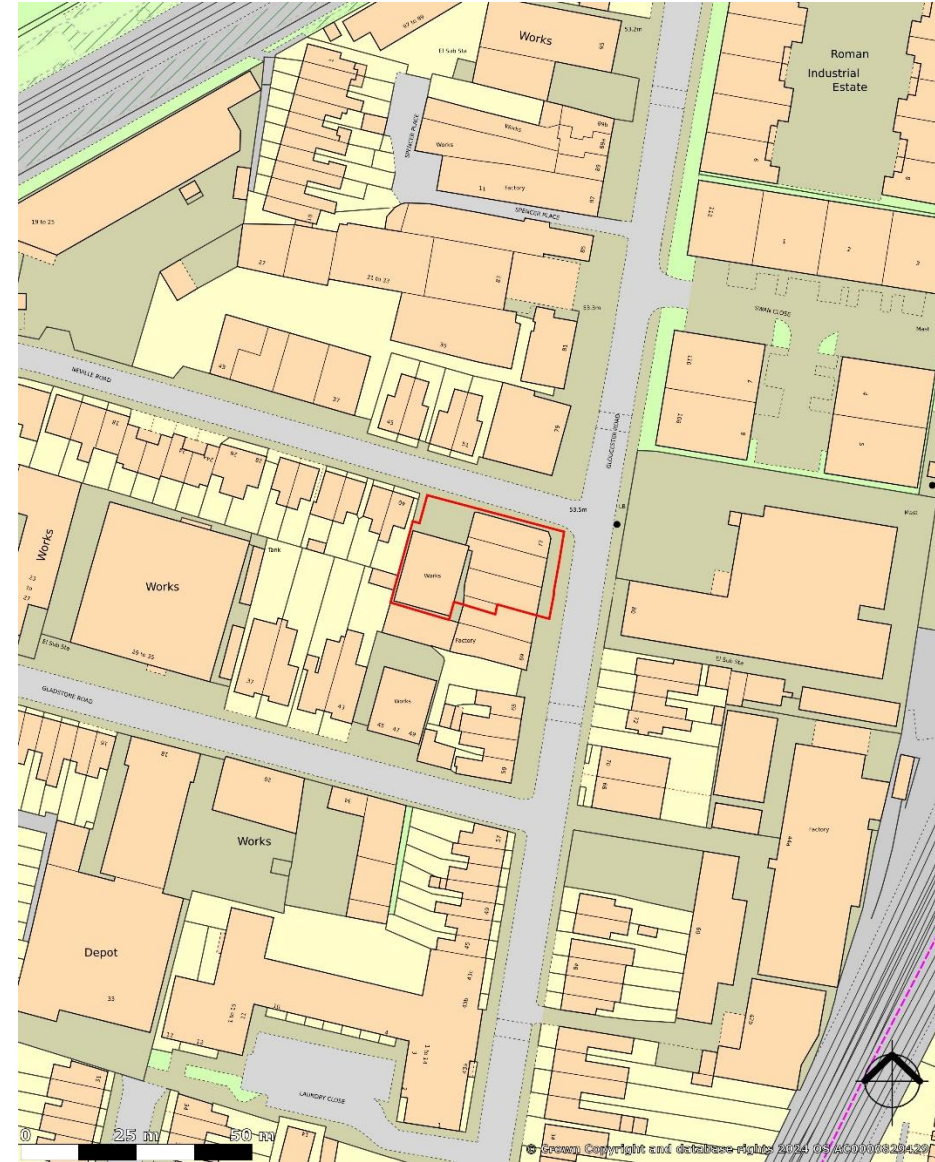


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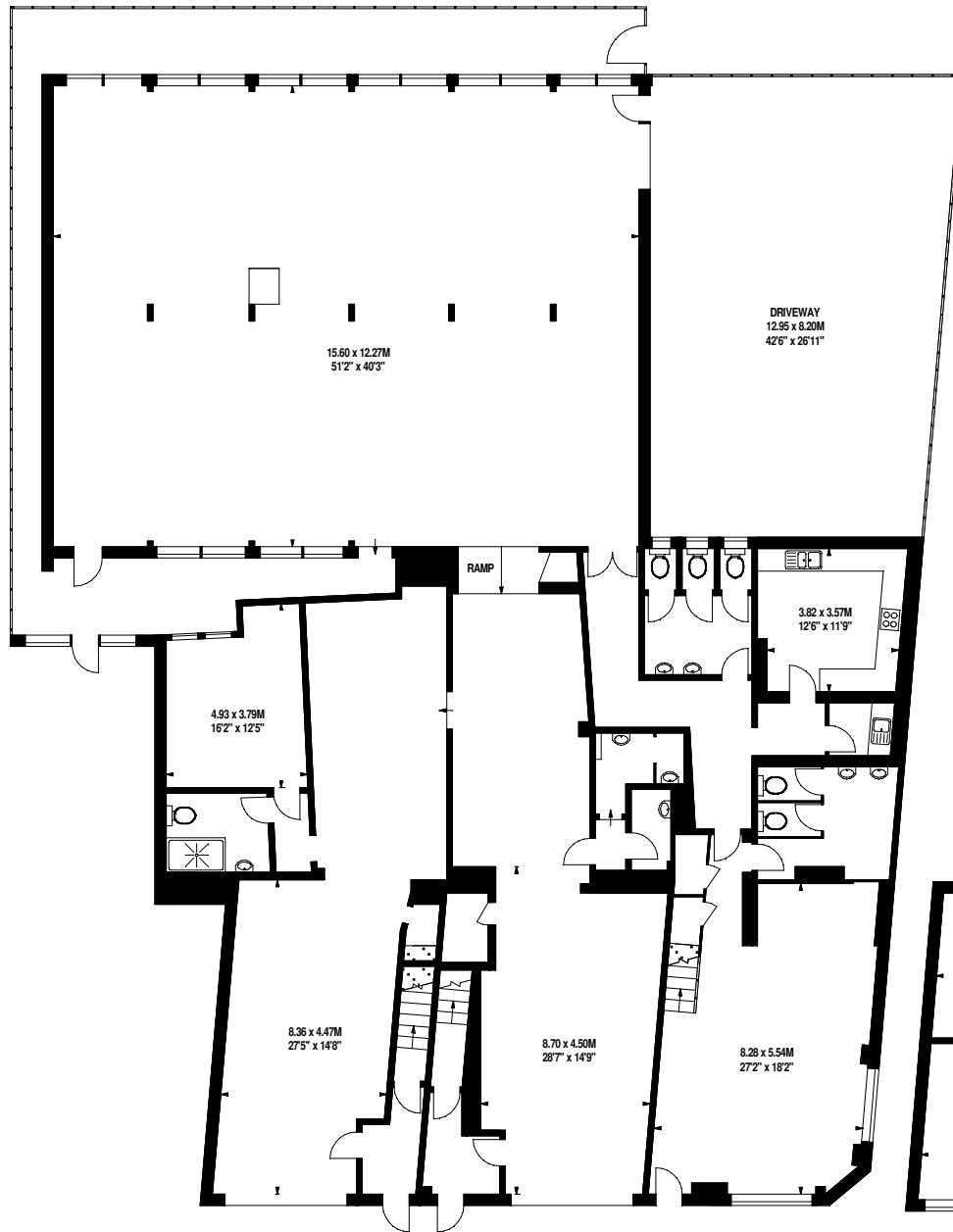
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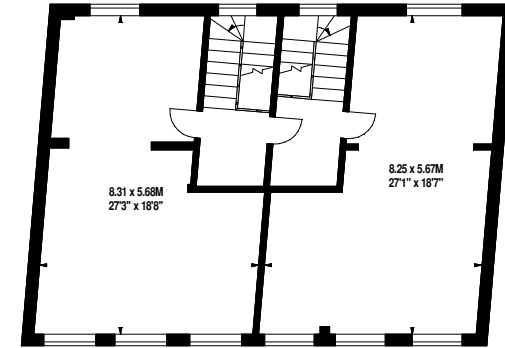
Gloucester Road,
Croydon,
Surrey, CR0

Approximate Gross Internal Area 751 sq m / 8084 sq ft
 Approximate Net Internal Area 626 sq m / 6738 sq ft
 Under 1.5m head height



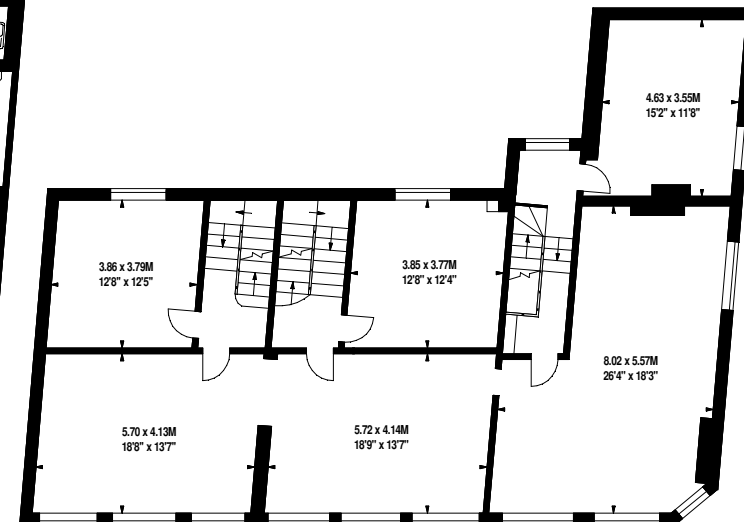
Ground Floor

493 sq m 419 sq m



Second Floor

96 sq m 76 sq m



First Floor

162 sq m 131 sq m