

Hooper

NAYLOR FRIEND

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FREEHOLD **SHOP AND UPPER PARTS** **FOR SALE**

PROVIDING A FORMER TAKEAWAY AT GROUND FLOOR LEVEL, STORAGE IN THE BASEMENT AND RESIDENTIAL ABOVE AND WITH A FORECOURT TO THE FRONT AND GARDEN TO THE REAR.

166 CROYDON ROAD PENGE
LONDON SE20 7YZ

LOCATION

The property is situated fronting Croydon Road set back from the pavement line behind a sloping forecourt. Croydon Road is a link road between Penge and South Norwood and the property benefits from a good deal of passing vehicular traffic including some bus routes. The surrounding area is a densely populated residential catchment including some local authority housing and the property immediately adjoins a public house.



DESCRIPTION

The property comprises a mixed commercial/residential property arranged over basement, ground and 3 upper floors in a parade of similar units. The ground floor has most recently been used as a takeaway with the basement providing storage and access to the rear garden. The upper parts are arranged as a single flat over 3 levels providing 3 bedroom split level accommodation. The upper part is semi-self contained with access from the front. The shop has an aluminium shop front with security shuttering over and was most recently used as a fried chicken takeaway but would require re-fitting were it to be used as such again.

ACCOMMODATION

Gross Frontage	4.57m	15'
Internal Width	3.07m	10'10 narrowing to 2.98 (9'8) after 4.87 (16')
Shop Depth	9.23m	30'3
Sales Area	27.87m²	300 ft² (approx)
Basement	32.05m²	345 ft² (approx)
Ground Floor WC		
First Floor:	1 room, kitchen	
Second Floor:	2 rooms	
Third Floor:	1 room, bathroom/WC	
Externally:	Sloping forecourt to the front; fair sized garden to the rear.	

Figures relating to accommodation are approximate and rounded up for the purposes of guidance, they should not be relied upon and potential purchasers are recommended to have a measured survey undertaken prior to making an offer.

TENURE

The property is offered freehold and with vacant possession on completion.

USE/PLANNING

We understand the property currently has mixed used falling within Class A3 (Catering) of the current Use Classes Order on the ground floor; and with residential use on the upper floors. The property may have potential for subdivision subject to any necessary consents. Prospective purchasers are advised to make their own enquiries of the local Planning Authority concerning existing and potential changes of use prior to offer.

PRICE

Offers in excess of **£200,000 (two hundred thousand pounds)** are sought for our client's freehold interest.

V.A.T.

All rental and capital figures quoted within these details are exclusive of V.A.T. unless otherwise stated.

SUBJECT TO CONTRACT

Messrs HOOPER NAYLOR FRIEND for themselves and for the vendors or lessors of this property whose agents they are give notice that:
1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. 2) no person in the employment of Messrs HOOPER NAYLOR FRIEND has any authority to make or give any representative warranty whatever in relation to this property.