

Hooper

NAYLOR FRIEND

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3 STOREY **D1 (EDUCATION) BUILDING** **FOR SALE OR TO LET**

LOCATED TO THE NORTH OF CROYDON TOWN CENTRE AND PROVIDING ACCOMMODATION OVER 3 FLOORS.

2 UNION ROAD **CROYDON SURREY CR0 2XU**

LOCATION

The property is situated with direct street access from Union Road just off Whitehorse Road to the north of Croydon town centre. The property is within walking distance of the varied facilities provided by the town centre including Tram services, numerous bus routes and West Croydon Station. Union Road itself is a mixed commercial/residential location.



DESCRIPTION

The property comprises ground floor reception, meeting rooms/classrooms and kitchenette/WC facilities; first floor hall/play area and second floor classrooms. The property has good natural light at second floor level and has been used in recent times as a specialist school but is considered suitable for a variety of training or other purposes.

ACCOMMODATION

Ground Floor	127.73m ²	1375 ft ² (approx)
First Floor	127.73m ²	1375 ft ² (approx)
Second Floor	127.73m ²	1375 ft ² (approx)
Total Floor Area	383.21m²	4125 ft² gross internal (approx)

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



TENURE

The property is offered under either a new lease on full repairing and insuring terms, the length of which is to be negotiated. Alternatively, the sale of the freehold may be considered.

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.

USE/PLANNING

We understand the property has most recently been occupied as a private school for many years and has a restriction of the D1 consent to prevent the property being used as a place of worship. Prospective purchasers/tenants are advised to make their own enquiries of the local Planning Authority concerning existing and potential changes of use prior to offer.

RENT

An initial rent of **£35,000 (thirty five thousand pounds)** per annum exclusive is sought.

PRICE

In the event of a freehold sale, offers in excess of **£325,000 (three hundred and twenty five thousand pounds)** are sought.

V.A.T.

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

SUBJECT TO CONTRACT

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