



**STIRLING
ACKROYD**

FOR SALE

**128-130 Church
Street, Croydon,
CR0 1RF**

1,446 sq ft

Freehold sale - ideal for
owner
occupier/developer



VIDEO TOUR

stirlingackroyd.com



Description

The existing building is configured over the ground, first and second floors. The ground floor is currently being used as an office and there is also a rear yard for the benefit of the office/ground floor only.

The upper two floors are sold off on a residential long leasehold basis, a peppercorn rent is applicable from the upper floor flat, and the sale of the premises would be on the basis of the freehold interest with vacant possession of the ground floor office and yard/garden.

A change of use planning application (internal conversion) to convert the ground floor office into two self-contained flats - 1 x one bedroom flat and 1 x two bedroom flat. The decision from Croydon Council is pending.

The proposed sizes of the two flats are: one bedroom flat of 559 square feet, and two bedroom flat of 688 square feet.

The sale is subject to vacant possession of the ground floor and with the benefit of a ground rent from the upper floors.

Location

The property is located at the southern end of Church Street, close to Church Street Tram Station. Croydon Town Centre and shopping hubs are all within walking distance.

Key points

- Vacant ground floor office and yard - 1,446 square feet
- Freehold building with development opportunity - £350,000
- First and second floor - sold off on a long leasehold
- Planning application for residential conversion submitted - decision pending
- The existing building is configured over ground floor, first and second floors
- The ground floor is currently being used as an office
- There is also a rear yard for the benefit of the office/ground floor only
- Close to Croydon Town Centre and Church Street Tram Station





Rents, Rates & Charges

Price	Offers from £350,000
Rates	On application
Service Charge	On application
VAT	On application
EPC	E (114)

Viewing & Further Information



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