



Unit 7 Avon Path, South Croydon, CR2 6AX

A yard with self-contained garages formerly used for vehicle repair to let on a new lease.

020 8681 2000 | info@hnfproperty.com



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£17,500 Per Annum Exclusive

LOCATION: - The property is situated on a back land position on Avon Path, adjacent to the Brighton Road A235. The site is accessed via a service road on Brighton Road. The property is a short distance from Purley Oaks, Sanderstead, and South Croydon Station and bus routes are accessible on Brighton Road.

DESCRIPTION: - The property comprises a back land plot with three lock-up garages and external yard space. The property is considered suitable for a variety of trades. The site is in need of general refurbishment throughout.

ACCOMMODATION: -

Garage 1 42.64m² (458ft²) approx.
Garage 2 36.9m² (398ft²) approx.
Garage 3 15.8m² (170ft²) approx.
External yard space 178.33m² (1,927ft²) approx.

USE/PLANNING: - We understand the property was most recently used for vehicle repairs. **Interested parties should make enquiries of the local authority in respect of their intended use prior to offer.**

RENT/PRICE: - A rent of £17,500 (seventeen thousand five hundred pounds) per annum exclusive is sought.

EPC RATING: An EPC has been commissioned and will be made available upon request.

BUSINESS RATES: - The property does not currently appear on the rating list Interested parties should make their own enquiries with the local authority.

VAT: - We understand that the property is not currently elected to VAT

VIEWINGS: -Viewings by prior arrangement – please telephone 0208 681 2000.

020 8769 0161

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Viewings by prior arrangement - call our team for more information.

HNF Property for themselves and for the vendors or lessors of this property whose agents they are give notice that:

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22nd October 2024



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