FOR SALE

FREEHOLD WAREHOUSE WITH YARD



whozoo.

CROYDON

8 Bert Road, Croydon, London CR7 7NW

Price **£455,000**

Property Type	Size	Tenure
STORAGE	**3,500 SQFT**	**FREEHOLD**

Borough	Planning Granted	Existing Use
CROYDON	**N/A**	**CLASS B2**

www.whozoo.co.uk 0333 200 8330 info@whozoo.co.uk

Tenanted

NO

Local Train Stations

Thornton Heath (0.4 miles)
Selhurst (0.7 miles)
West Croydon (1 mile)

VAT Applicable

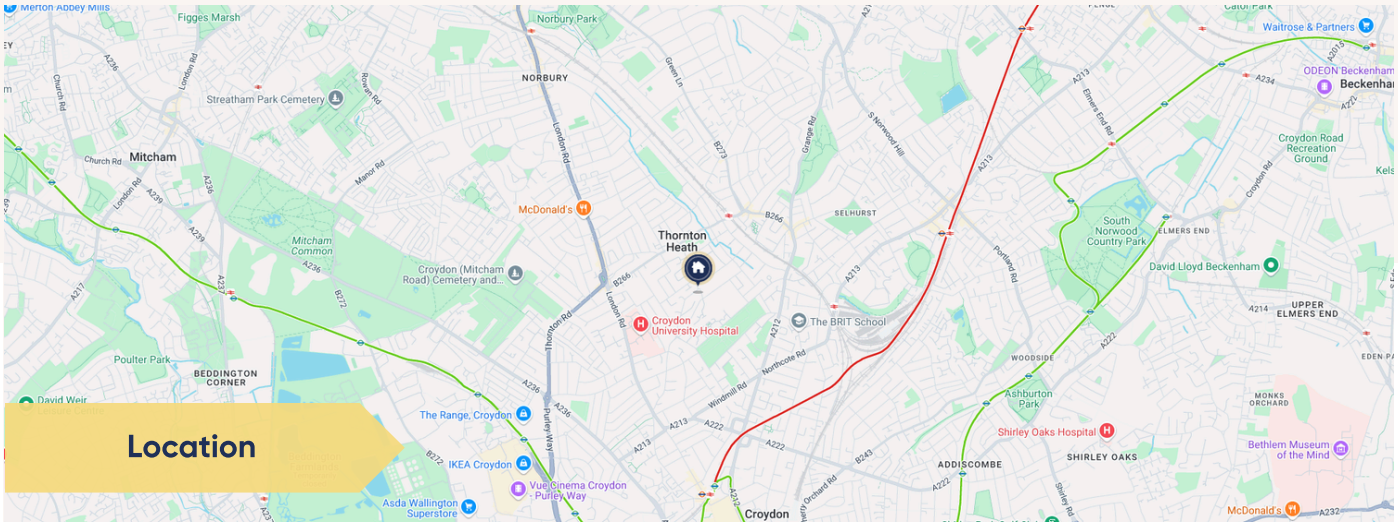
NO

Rateable Value

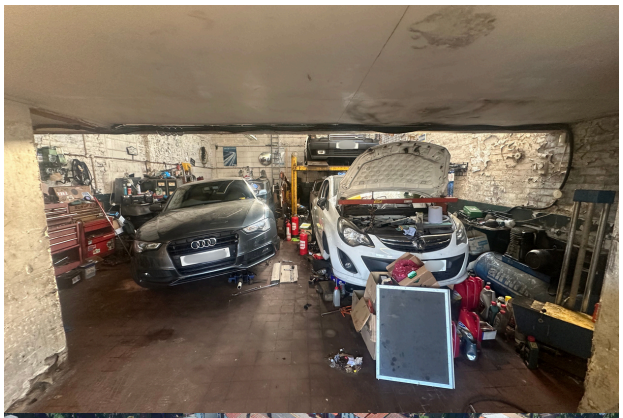
£7,461

EPC

TBC



Location





Additional Information

Freehold Warehouse with Yard – 3,500 Sq Ft Site

A rare opportunity to acquire a self-contained freehold warehouse and yard, ideally suited for storage, industrial use, or continued use as a car repair centre (established use for over 30 years).

- Total site area approx. 3,500 sq ft
- Warehouse space of 1,078 sq ft including mezzanine
- Generous yard space for parking or external storage
- Secure gated access
- Situated in a convenient location within Croydon
- Ideal for owner-occupiers or investors seeking an industrial asset with potential for a range of uses (STPP).

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Commercial Property, Expertly Done

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- Any areas, measurements or distances are only approximate.
- Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained.
- Amounts quoted are exclusive of VAT if applicable.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.