

MAKING
PROPERTY
WORK

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FOR SALE

**FREEHOLD CLASS E BUILDING
WITH DEVELOPMENT POTENTIAL & SUITABLE FOR OTHER USES (STPP)
1A WARWICK ROAD, NORBURY CR7 7NH**

DESCRIPTION

The property comprises a detached Class E building arranged over ground and part first floors. The property benefits from parking and small yard to the front of the property.

The property is accessed via a right of way over the service road from Warwick Road, which is a shared access with neighbouring properties. The accessway is shaded blue in the the OS Plan.

ACCOMMODATION (GIA)

FLOOR	SQ FT	SQ M
Ground	5,225	485.39
First	969	89.99
TOTAL	6,193	575.39

LOCATION

The property is located off Warwick Road, to the rear of properties fronting London Road.

London Road is a busy arterial route between Croydon and Streatham. Norbury Railway Station is located 0.9 miles north of the property, providing services to East Croydon, Clapham Junction, London Victoria, London Bridge and Watford Junction.

Bus routes also operate in close proximity.

DATA ROOM

Further information, including title documentation and associated planning documents can be found in the Data Room, by using the following link:

[DATA ROOM](#)

TENURE

The property is held under two freehold titles – SY56917 and SY146298.

BUSINESS RATES

The property has a Rateable Value of £25,750.

EPC

The property has an EPC Rating C.

VAT

We understand that the property is not elected for VAT.

ANTI-MONEY LAUNDERING

Upon agreement of Heads of Terms, the buyer will be required to follow our Anti-Money Laundering process.

GUIDE PRICE

Offers are invited in excess of **£650,000** for the freehold interest with vacant possession.



VIEWINGS – 020 8662 2700

Matt Morris

t: 07894 692426

e: mmorris@shw.co.uk

Alex Thomson

t: 07780 113019

e: athomson@shw.co.uk



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Ground

First



Fire Exit Plan

NOT TO SCALE

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