



# RESIDENTIAL DEVELOPMENT OPPORTUNITY

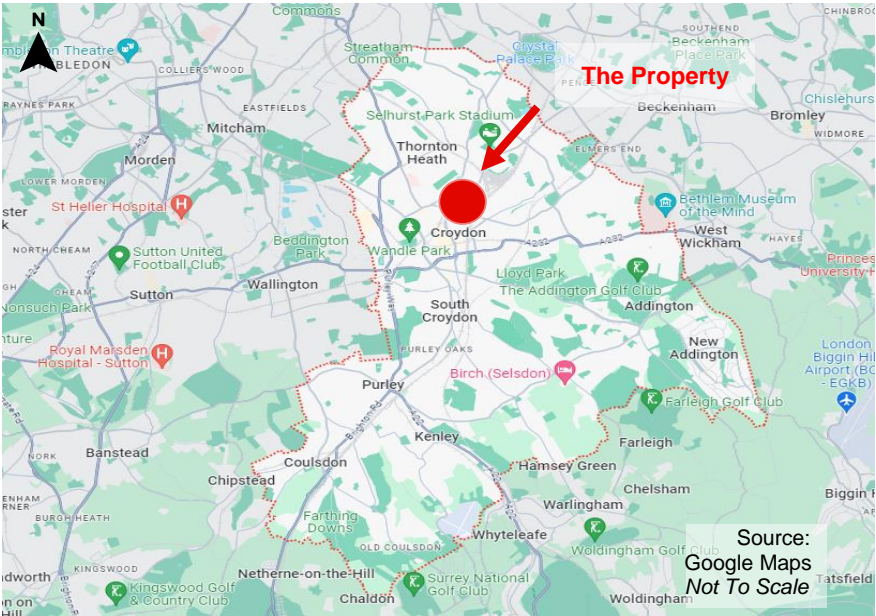
32-34 SYDENHAM ROAD, LONDON, CROYDON, SURREY, CR0 2EF





# SUMMARY OF OPPORTUNITY

- Located on the edge of Croydon's CBD within walking distance to East Croydon Station.
- Currently leased to a charity.
- Property extends to **c.693 sq. m. (7,464 sq. ft) GIA**.
- Benefits from off-street car parking on site but shared with the neighbour.
- Residential development opportunity.



# THE LOCAL AREA

The Property is situated on the edge of Croydon's CBD in southeast London. Croydon has a strong history as a market town during the medieval period, it benefitted from the presence of an Archbishop's residence and key trading links with the outlying villages.

Croydon is the second largest Borough in London, it offers a variety of dining places, including restaurants, pubs, and bars, along with a lively shopping scene. It is home to Box Park which is popular with the locals for its bars, restaurants, and event space located in the town centre. This, coupled with its extensive green spaces make Croydon a desirable location.

In addition to the above, Croydon is getting ready to be among the UK's top ten shopping spots, with an investment of £1.4 billion which includes a new Westfield shopping centre and £4million of improvements to the town centre.

The location is popular with young families as many of the primary and secondary schools have received excellent or good ratings. Croydon also hosts several colleges. One example is Croydon College, which has put £60 million into upgrading its facilities to provide the best resources in the area.

The area is well connected and provides great transport links to central London and further south towards the coast.





# TRANSPORT AND CONNECTIVITY

## BY RAIL

The Property is located 0.4 miles from West Croydon train station, a 10-minute walk away, which provides direct trains to Canada Water and Highbury and Islington via London Overground Services. West Croydon also provides services to Victoria in 34 minutes via Southern Rail. East Croydon station is located 0.6 miles away, a 13-minute walk from the Property which provides direct trains to London Bridge in 20 minutes and London Victoria in 16 minutes.

LONDON BRIDGE.....20 MINUTES 

LONDON VICTORIA.....16 MINUTES 

## BY ROAD

The Property is located within the extended ULEZ Zone and benefits from excellent road connectivity with the A212 just five minutes away connecting you to the South Circular in Catford, through to Sydenham, Norwood and Crystal Palace before terminating in Croydon. Local bus services are located within walking distance providing access to Clapham Junction, Crystal Palace; Lewisham, Elephant and Castle and Streatham.

## BY AIR

London Gatwick airport is approximately 15 miles away, and accessible in approximately 45 minutes by car, and 30 minutes by train via Southern or Thameslink rail.



# DESCRIPTION

The Property is rectangular in shape and extends to 0.12 ha (0.30 acres). It is a three-storey building with a pitched and hitched slate covered roof.

The Property extends across basement, ground, first and second storey and is current laid out as office accommodation. The Property extends to 693.45 sq.m. (7,464 sq. ft.) GIA.

FLOOR	SQ. M. GIA (SQ. FT. GIA)
Basement	160.38 (1726.3)
Ground	172.81 (1860.1)
1 <sup>st</sup>	177.30 (1908.4)
2nd	182.96 (1969.37)
TOTAL	693.45 (7,464.23)

The Property has complete access to the car park at the front of the Property. There is also a car park available at the back of the property, however this has shared access with another property which is situated to the rear of the Property. The pedestrian and vehicular entrance to the building is accessed off Sydenham Road.

The Property is currently let on a peppercorn with approximately 2 years unexpired. The Tenant does not benefit from Security of Tenure as the lease is excluded from Sections 24-28 of the Landlord and Tenant Act 1954.





# TOWN PLANNING

The Site has great redevelopment potential ‘subject to planning’.

## PLANNING JURISDICTION

The Property falls within the jurisdiction of the London Borough of Croydon. The Croydon Local Plan was adopted in 2018 and sets out the priorities and policies for development in relation to housing, business, infrastructure, health and community and environment.

## HERITAGE/CONSERVATION

The Property is not located within or near a Conservation Area. Neither is it statutorily listed. There are three buildings within the immediate vicinity of the Property which are locally listed.

## AFFORDABLE HOUSING

Policy SP2.4 of The Local Plan states that on sites of 10 or more dwellings, 50% should be affordable.



# FURTHER INFORMATION

## TENURE

The site is held freehold subject to a lease between South London and Maudsley NHS Foundation Trust and Croydon Supplementary Education Project for a period of 25 years expiring in 2027.

## SERVICES

We understand that all main services are connected to the Property; however prospective purchasers should satisfy themselves as to their suitability for their own proposals by making enquiries with the relevant statutory bodies.

## METHOD OF SALE

Best offers 'subject to contract only' are invited for the freehold of the site. Offers that are conditional on other matters must set out the conditions in detail and the steps (including anticipated timescales) to discharge them.

Offers are to be submitted via email to [daniella.stewart@montagu-evans.co.uk](mailto:daniella.stewart@montagu-evans.co.uk) by no later than **12 noon on Thursday 27 February 2025**.

Bids received after the bid deadline may not be accepted or considered. Prospective purchasers are required when submitting offers to complete the bid form; state the name of their solicitor and provide evidence of their ability to complete the purchase. Prospective purchasers are required to confirm that they have read and taken into account all documents contained in the information pack.

When an offer is made by an agent, it must be accompanied by a letter from the principal and confirming the funds forming the basis of the offer are available.



# ENQUIRIES



**ELLIE HAGART**

07584143144

[ellie.hagart@montagu-evans.co.uk](mailto:ellie.hagart@montagu-evans.co.uk)



**JO KELLY**

07818 538226

[joanna.kelly@montagu-evans.co.uk](mailto:joanna.kelly@montagu-evans.co.uk)



**DANIELLA STEWART**

07780 248 736

[daniella.stewart@montagu-evans.co.uk](mailto:daniella.stewart@montagu-evans.co.uk)

## VIEWINGS

Accompanied viewings will be conducted by the vendor's sole agent on selected dates. For details of viewing arrangements please contact the team.

## DATA ROOM

Documentation is available upon request.

Misrepresentation Act 1967: Montagu Evans LLP for themselves and for the vendors or lessors of this property whose agents they are, give notice that : (i) The particulars are set out as a general guideline only for the guidance of intending purchasers or lessees and do not constitute the whole or any part of an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions of the use and occupation, and other details are given in good faith without responsibility whatsoever and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) Neither Montagu Evans LLP nor their employees has any authority to make or give any representation or warranties whatsoever in relation to the property. (iv) Unless otherwise stated, all prices and rents are quoted exclusive of VAT and intending purchasers or lessees must satisfy themselves independently as to the applicable VAT position. (v) All the plans and maps provided within the particulars are for identification purposes only. January 2025.