



Virtual Freehold Double-Fronted Retail Banking Office For Sale - Croydon CR2

on behalf of Cynergy Bank

GILMARTIN LEY

18-24 Brighton Road,

CROYDON, CR2 6AA



Area

Net Internal Area: 170 sq.m. (1,834 sq.ft.)

Price

Guide price £530,000 subject to contract



Property Description

The property comprises a ground floor, double fronted mid-terrace retail banking premises, with designated parking facilities accessed via a service road to the rear.

The premises have been configured to provide a bright reception area, an open plan office area, managers office, board room and two further meeting rooms/offices. The property also benefits from a well appointed kitchen & staff break out area, filing room, plant room and WC facilities.

The property is fitted to a high standard and has a combination of marble & carpeted flooring, suspended ceilings with inset luminaires and air-conditioning throughout. Designated car parking to the rear of the property can accommodate approximately 5 vehicles.

Key considerations

- > Virtual freehold (999 years long lease from 1st February 2007) for sale with vacant possession
- > Existing Net Internal Area of 170.42 square metres (1,834 square feet)
- > High quality fit-out
- > Car parking for circa 5 vehicles
- > Rapidly improving South London suburb
- > Less than 1.5 km south of Croydon town centre
- > Exceptional public transport links
- > Less than 5 minutes walk (0.3 km) west of South Croydon Rail Station
- > 23 minutes from Gatwick Airport



GILMARTIN LEY

Virtual Freehold Double-Fronted Retail Banking Office For Sale - Croydon CR2

on behalf of Cynergy Bank

Accommodation

Accommodation	Area sq.m.	Area sq.ft.	Comments
Ground Floor	170.42	1,834	net internal area
Externally			Car parking for circa 5 vehicles

Property Location

The property is situated on the west side of Brighton Road (A235), just south of the junctions with Waring Road and Selsdon Road in South Croydon, approximately 7 miles from Central London.

The occupiers of the properties in the vicinity include Barclays Bank, Lloyds TSB, Nat West, Tesco Express, Zizzi, Richer Sounds, The Post Office, William Hill and a broad selection of other retail operations, bars, cafes and restaurants. The main shopping centre in Croydon provides abundant leisure, shopping, entertainment, restaurant facilities, less than 1.5 km to the north of the property. The historic and well renowned Whitgift School is situated circa 500m to the south-west.

The property benefits from exceptional public transport links. South Croydon National Rail Station is located 300m to the East, providing regular northbound services to Clapham Junction (travel time - 17 minutes), London Victoria (travel time - 25 minutes) and London Bridge (travel time - 33 minutes). Gatwick Airport is only 23 minutes from South Croydon National Rail Station via East Croydon Station, which itself is only 1.44 km from the subject property. There are a number of bus services operating from the immediate vicinity providing routes into Banstead, Streatham, Caterham, Waringham, Sutton, Epsom and Lambeth amongst others.

Croydon is an increasingly up and coming area and has been widely tipped as one of the best places to invest in the UK.

2017 Rateable Value £32250.00

Estimated Rates Payable £15480 per annum

Service Charge p.a. TBC

Terms Virtual Freehold (999 year lease from 1st February 2007) with vacant possession

Legal Fees: Each party is to bear its own legal fees

Local Authority: London Borough of Croydon

Viewings: By prior appointment with Gilmartin Ley, telephone 020 8882 0111 or Gildersleve & Payne 020 8686 4400

Further information at: <http://www.gilmartinley.co.uk/properties/25557>
Offer Requirements
Copy of the Long Lease
Energy Performance Certificate
Floor Plan

Last Updated: 20 Feb 2020

Gilmartin Ley for themselves and for the vendor / lessor of the property whose agent they are give notice that:
(1) these details are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, not constitute part of, an offer or contract; (2) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility: any intending purchasers or lessees 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; (3) no director or person in the employment of Gilmartin Ley has any authority to make or give any representation or warranty whatever in relation to any of the properties on this website; (4) we have not tested any of the services, such as heating, power supplies, lighting, fire or security alarms etc. serving any of the properties on this website and therefore are unable to confirm that they are in satisfactory working condition or comply with appropriate regulations;

<https://www.gilmartinley.co.uk/properties/for-sale/shops-a2/croydon/croydon/cr2/25557>

Our ref: 25557

Property Investment and Development Consultants
Commercial Estate Agents and Valuers
Chartered Surveyors and Estate Managers
Property Experts for North London

Gilmartin Ley
Alfred Imber House, 62a Highgate High Street
Highgate, London N6 5HX

Tel: +44 (0)20 8882 0111
Email: comms@gilmartinley.co.uk
Website: www.gilmartinley.co.uk



GILMARTIN LEY

Virtual Freehold Double-Fronted Retail Banking Office For Sale - Croydon CR2

on behalf of Cynergy Bank

(5) all rentals and prices quoted are exclusive of VAT, unless otherwise stated. Gilmartin Ley is a trading name of Gilmartin Ley Limited, registered in England (registered number 2201161). The registered address for Gilmartin Ley Limited is 3 Chaseville Parade, Chaseville Park Road, London N21 1PG.



GILMARTIN LEY

Virtual Freehold Double-Fronted Retail Banking Office For Sale - Croydon CR2

on behalf of Cynergy Bank

18-24 Brighton Road CROYDON CR2 6AA



<https://www.gilmartinley.co.uk/properties/for-sale/shops-a2/croydon/croydon/cr2/25557>

Our ref: 25557

Property Investment and Development Consultants
Commercial Estate Agents and Valuers
Chartered Surveyors and Estate Managers
Property Experts for North London

Gilmartin Ley
Alfred Imber House, 62a Highgate High Street
Highgate, London N6 5HX

Tel: +44 (0)20 8882 0111
Email: comms@gilmartinley.co.uk
Website: www.gilmartinley.co.uk

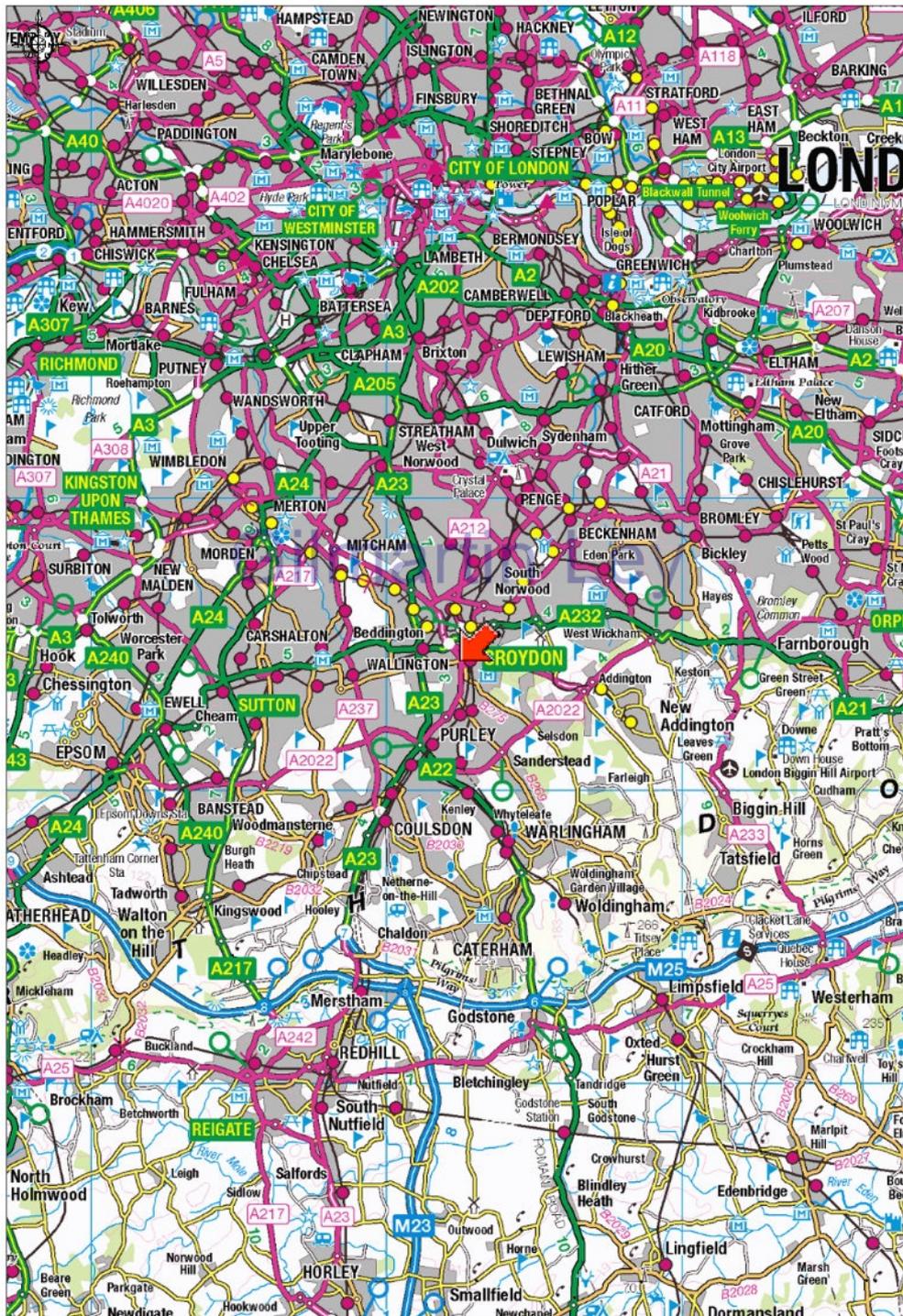


GILMARTIN LEY

Virtual Freehold Double-Fronted Retail Banking Office For Sale - Croydon CR2

on behalf of Cynergy Bank

18-24 Brighton Road CROYDON CR2 6AA



<https://www.gilmartinley.co.uk/properties/for-sale/shops-a2/croydon/croydon/cr2/25557>

Our ref: 25557

Property Investment and Development Consultants
Commercial Estate Agents and Valuers
Chartered Surveyors and Estate Managers
Property Experts for North London

Gilmartin Ley
Alfred Imber House, 62a Highgate High Street
Highgate, London N6 5HX

Tel: +44 (0)20 8882 0111
Email: comms@gilmartinley.co.uk
Website: www.gilmartinley.co.uk



GILMARTIN LEY

Virtual Freehold Double-Fronted Retail Banking Office For Sale - Croydon CR2

on behalf of Cynergy Bank



<https://www.gilmartinley.co.uk/properties/for-sale/shops-a2/croydon/croydon/cr2/25557>

Our ref: 25557

Property Investment and Development Consultants
Commercial Estate Agents and Valuers
Chartered Surveyors and Estate Managers
Property Experts for North London

Gilmartin Ley
Alfred Imber House, 62a Highgate High Street
Highgate, London N6 5HX

Tel: +44 (0)20 8882 0111
Email: comms@gilmartinley.co.uk
Website: www.gilmartinley.co.uk



GILMARTIN LEY

Virtual Freehold Double-Fronted Retail Banking Office For Sale - Croydon CR2

on behalf of Cynergy Bank



<https://www.gilmartinley.co.uk/properties/for-sale/shops-a2/croydon/croydon/cr2/25557>

Our ref: 25557

Property Investment and Development Consultants
Commercial Estate Agents and Valuers
Chartered Surveyors and Estate Managers
Property Experts for North London

Gilmartin Ley
Alfred Imber House, 62a Highgate High Street
Highgate, London N6 5HX

Tel: +44 (0)20 8882 0111
Email: comms@gilmartinley.co.uk
Website: www.gilmartinley.co.uk



GILMARTIN LEY

Virtual Freehold Double-Fronted Retail Banking Office For Sale - Croydon CR2

on behalf of Cynergy Bank



<https://www.gilmartinley.co.uk/properties/for-sale/shops-a2/croydon/croydon/cr2/25557>

Our ref: 25557

Property Investment and Development Consultants
Commercial Estate Agents and Valuers
Chartered Surveyors and Estate Managers
Property Experts for North London

Gilmartin Ley
Alfred Imber House, 62a Highgate High Street
Highgate, London N6 5HX

Tel: +44 (0)20 8882 0111
Email: comms@gilmartinley.co.uk
Website: www.gilmartinley.co.uk



GILMARTIN LEY

Virtual Freehold Double-Fronted Retail Banking Office For Sale - Croydon CR2

on behalf of Cynergy Bank



<https://www.gilmartinley.co.uk/properties/for-sale/shops-a2/croydon/croydon/cr2/25557>

Our ref: 25557

Property Investment and Development Consultants
Commercial Estate Agents and Valuers
Chartered Surveyors and Estate Managers
Property Experts for North London

Gilmartin Ley
Alfred Imber House, 62a Highgate High Street
Highgate, London N6 5HX

Tel: +44 (0)20 8882 0111
Email: comms@gilmartinley.co.uk
Website: www.gilmartinley.co.uk