

The logo for SHW, consisting of the letters 'SHW' in white on an orange rectangular background.

MAKING
PROPERTY
WORK
SHW.CO.UK



FOR SALE

FREEHOLD OFFICE / RESIDENTIAL CONVERSION OPPORTUNITY
GIA - 3,020 SQ FT (280.70 SQ M) / NIA - 2,033.3 SQ FT (188.90 SQ M)
The Old Dairy, 51a St Peters Street, South Croydon, Surrey, CR2 7DG

DESCRIPTION

The property is a detached former dairy that has accommodation over ground and first floor and although externally is a former industrial building with a north lit factory style roof, internally the front section of the property has been extensively refurbished for use as an architect's offices and benefits from a full range of office amenities including a well fitted out kitchen, shower and toilets, LED lighting, air conditioning and wood effect floors. The property is accessed between 51 and 53 St Peters Street which although narrow leads to parking for at least 4 cars.

LOCATION

The property is located on the east side of St Peters Street which runs between Sussex Road and Croham Road with South Croydon Railway Station approximately 0.25 miles to the north.

ACCOMMODATION (GROSS INTERNAL AREA & NIA)

FLOOR	GIA SQ FT	GIA SQ M	NIA SQ FT	NIA SQ M
Ground	2,152	200.00	1244.31	115.60
First	868	80.70	788.99	73.30
TOTAL	3,020	280.70	2,033.30	188.90

RATES

The property is described as offices and premises and has following Rateable Values:

Ground Floor (Rear):	£6,700
Ground Floor (Front):	£12,500
First Floor:	£13,250

AMENITIES / OPPORTUNITY

- Close to South Croydon Station.
- Very well fitted out.
- Good EPC.

THE OPPORTUNITY

The property presents very well for its existing use as a small office but also presents the opportunity of residential conversion or conversion to other alternative uses. The property is not Listed nor situated in a Conservation Area.

PRICE

Offers are invited in excess of £525,000 for the freehold interest.

TENURE

The property is held under Freehold Title no. SGL770373.

DATA ROOM (IF REQUIRED)

To view the data room click [HERE](#).

VAT

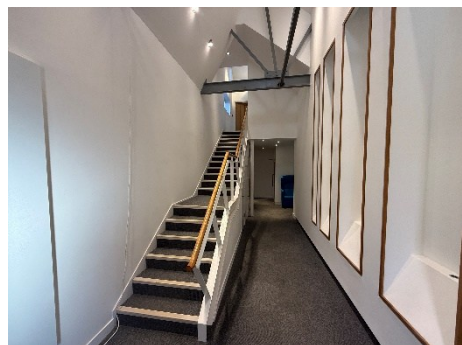
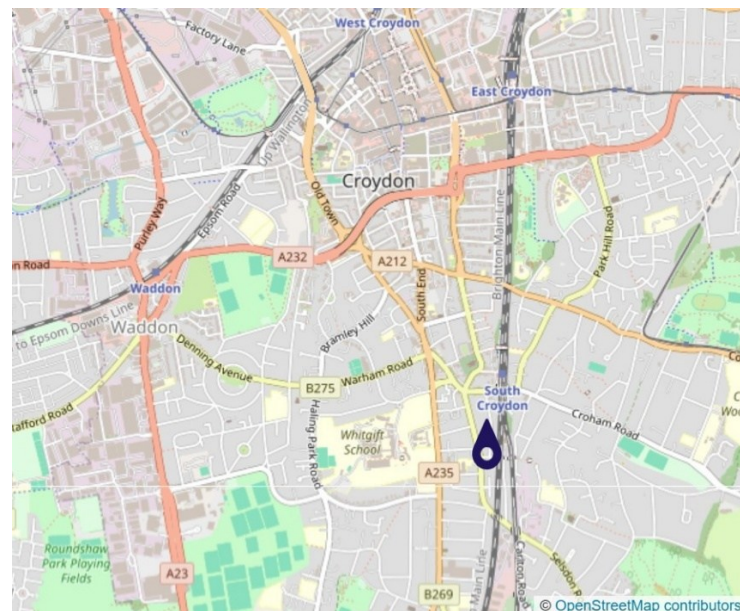
We understand that the property is not elected for VAT.

LEGAL COSTS

Each party to be responsible for their own legal costs.

EPC

The EPC rating is B (42) (expires 21 December 2035).



VIEWINGS – 020 8662 2700

Matt Morris

t: 020 8662 2732

e: mmorris@shw.co.uk

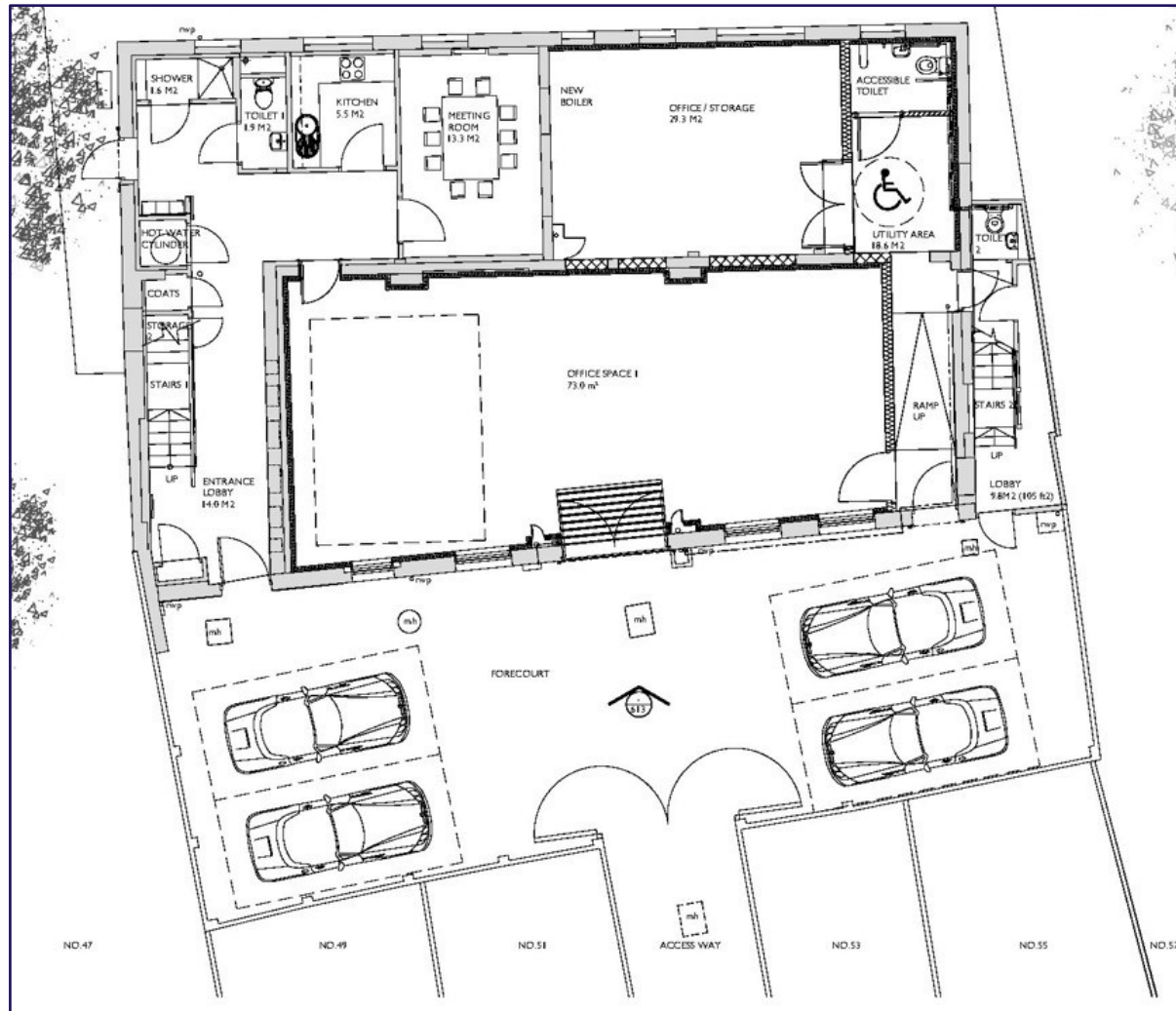
Richard Plant

t: 020 8662 2718

e: rplant@shw.co.uk



GROUND FLOOR PLAN



VIEWINGS – 020 8662 2700

Matt Morris

t: 020 8662 2732

e: mmorris@shw.co.uk

Richard Plant

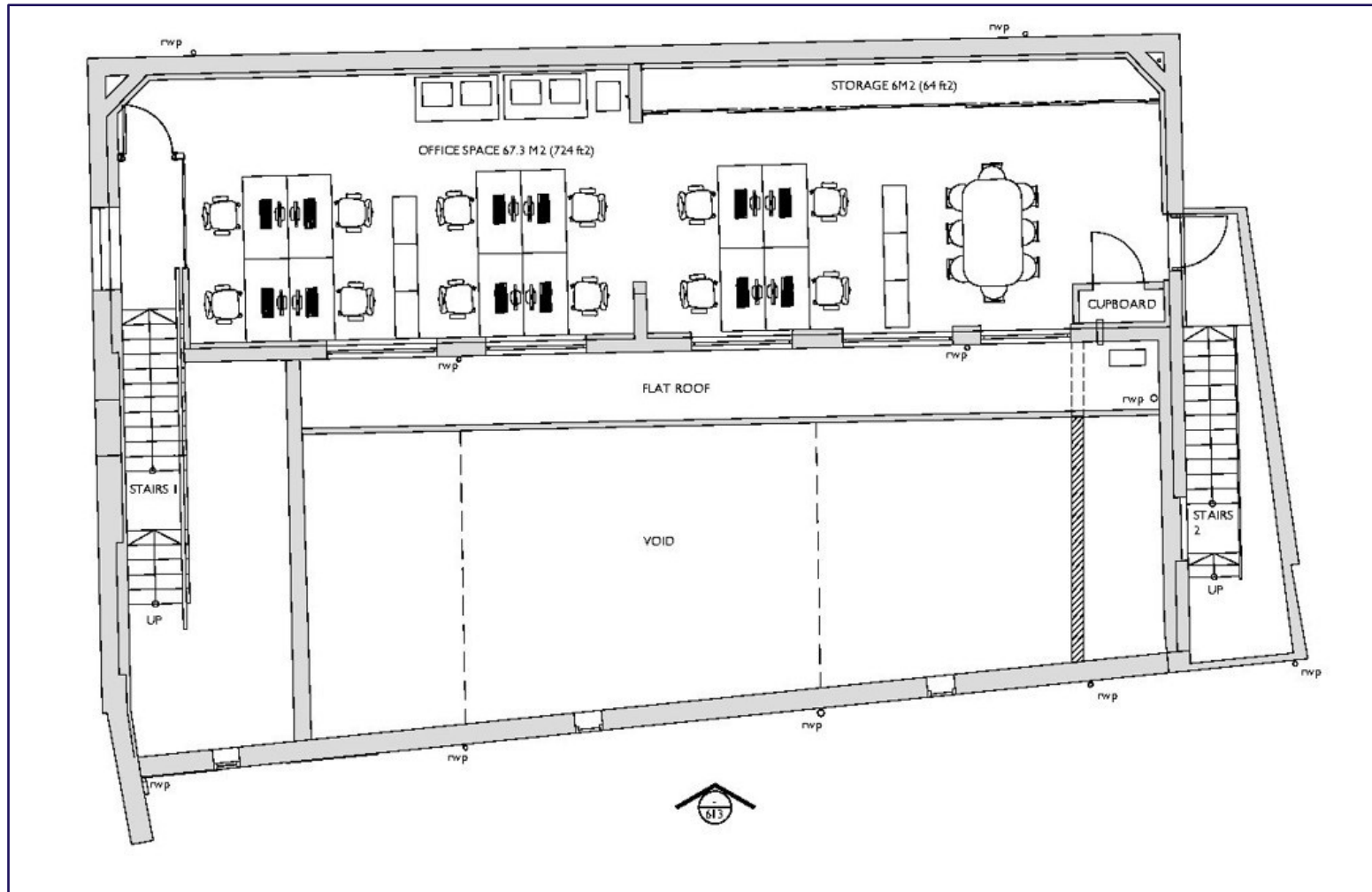
t: 020 8662 2718

e: rplant@shw.co.uk

 **SHW Property**

 **SHW Property**

FIRST FLOOR PLAN



VIEWINGS – 020 8662 2700

Matt Morris

t: 020 8662 2732

e: mmorris@shw.co.uk

Richard Plant

t: 020 8662 2718

e: rplant@shw.co.uk

 **SHW Property**

 **SHW Property**