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WORK

**SHW**

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**FOR SALE**

**FREEHOLD NURSERY (3,318 SQ FT)**

**LAND AT PURLEY WAY RECREATION GROUND, CROYDON CR0 4RQ**

**DESCRIPTION**

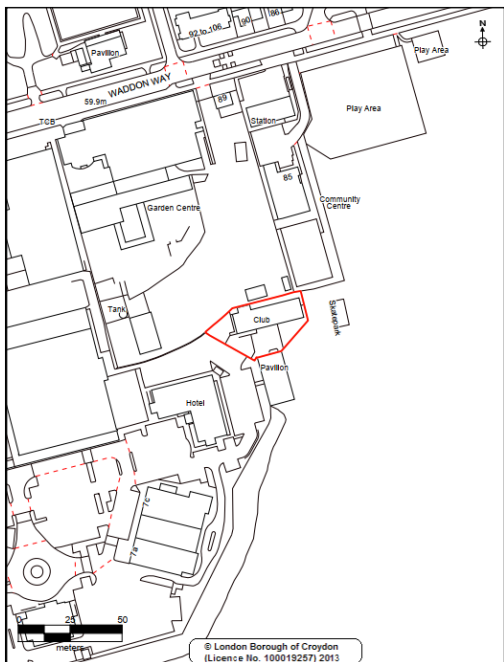
The property comprises a single-storey detached pre-fabricated building which extends to a Gross Internal Area of approximately 3,318 sq ft.

The site extends to an area of 0.24 acres (10,429 sq ft).

**LOCATION**

The property is located to the rear of Premier Inn, Collonades and Waddon Way. The property is accessed through the Collonades Retail Park, of which we understand a licence has been granted.

The property lies within the Local Authority administrative area of the London Borough of Croydon.



**TENURE**

A new freehold title is to be created.

**EPC**

The property has an EPC rating C.

**VAT**

We understand the property not elected for VAT.

**RATEABLE VALUE**

The property has a rateable value of £2,475.

**PRICE**

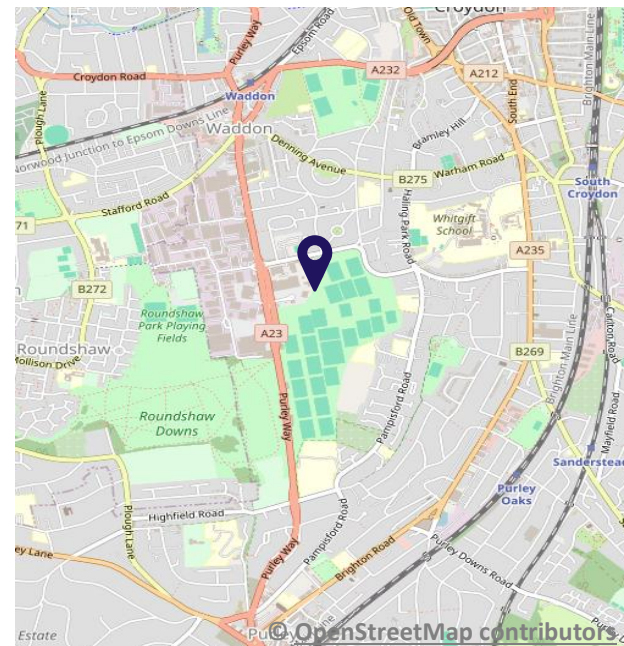
Offers are invited in excess of **£200,000** for the freehold interest with vacant possession.

**ANTI-MONEY LAUNDERING**

Upon agreement of Heads of Terms, a mandatory Purchaser KYC documentation request will be made.

**DATA ROOM**

For further information and documents, please use the following link: [Data Room - Land at Purley Way Recreation Ground, Croydon](#)



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