



COPPING JOYCE

– Chartered Surveyors –

# Cemetery Lodge, Thornton Road, Croydon CR7 6BB

Vacant Office Building With Development Potential STPP

Crown  
Commercial  
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Supplier



The subject property is situated on Thornton Road, within the London Borough of Croydon. The property is located on the south-east edge of Croydon Cemetery and is currently approached through the entrance of the cemetery. We assume that any purchaser would construct a mutually agreed boundary fence and that an access would be directly available to Thornton Road.

The property is among a mix of residential units along Thornton Road ranging from predominantly terraced housing and semi-detached Victorian dwellings to flats, with some commercial shops and warehouses. Thornton Heath 'Pond' with its good local shopping, public transport facilities and local schools is situated within easy reach.

The property comprises a two-storey lodge style detached building built around the turn of the century. The walls are of solid brick design and part rendered. The roof is clad with tiles and is pitched timber frame. There are sash windows whilst the floors are suspended board and joist construction with some elements of solid flooring. The subject property is situated on an irregular shaped, but roughly rectangular, parcel of land measuring approximately 0.4 acres. There is a high concentration of flora located on site within the proposed land sale plan. The site is not currently self-contained sharing vehicular and pedestrian access to the site via the main cemetery entrance located along Thornton Road.



The subject property is a period two-story detached house of approximately 1,800 square feet, featuring solid brick walls and assumed single glazed windows which have been externally boarded up. Internally, the ground floor of the property includes what we assume to be three offices, WC facilities and a kitchen area. The first floor is split across a further three rooms/offices and bathroom. The first floor offers an additional three offices/rooms and extra WC facilities.





## Proposal:

We are seeking offers in excess of £420,000

We are currently inviting unconditional offers via Private Treaty



## Location:

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## Tenancies:

The property will be offered by way of vacant possession



## Planning & Use:

It is assumed the lawful use falls within E Class Use (as per the Use Class Order 2020).

Interested parties should enquire with the local authority with regards to alternative uses.



## Viewings:

Viewings are available strictly via Sole Agents – Copping Joyce

Anthony Brown

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07943742450



EPC

TBC

## Legal Costs

Each party will bear their own legal costs.

Unless otherwise states, any prices are exclusive of Value Added Tax (VAT). Prospective occupiers should satisfy themselves independently as to any VAT payable in respect of any transaction.

## Purchaser Information

In accordance with Anti Money Laundering Regulations, we are now required to obtain proof of identity for all Purchasers.

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## Photos



↘ No one wants to go back for planning.



About            Copping  
Joyce Surveyors

# Copping Joyce have a long history standing history working in London commercial & investment sector.

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Our property experts have an intrinsic understanding of the London office, retail and industrial markets, with specialist knowledge of the City of London, City Fringe, North and East London markets in particular. We also advise on commercial space across Greater London, the South East and East Anglia. Most of the team have worked in the profession for years, some decades, and have unrivalled knowledge of the commercial property market in these locations. We know the difference between a good and a bad deal, where there is excellent value and potential for unnecessary cost.

For landlords and investors, we offer diligent consultancy, providing reasoned and detailed strategic advice to maximise the income and capital value of your assets. We employ and direct effective marketing campaigns, tailored to the local occupier market so your building appeals to the best possible tenants. We provide clients with clear advice on market rental levels and appropriate market incentives.

Please do get in touch,

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Our geographical coverage includes Central and Greater London, the South East, East Anglia and the Home Counties.