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**FOR SALE**

**FREEHOLD OFFICE / RESIDENTIAL CONVERSION OPPORTUNITY IN  
SOUTH CROYDON – 2,784 SQ FT (258 SQ M)  
404 BRIGHTON ROAD, SOUTH CROYDON, CR2 6AN**

**DESCRIPTION**

The property comprises a detached Victorian building which is arranged over ground and first floors, currently in use as offices.

To the rear of the building is a car park with direct access from Churchill Road. There is a garden area to the front.

The site extends to approximately 0.162 acres.

**LOCATION**

The property occupies a prominent corner position at the junction of Brighton Road (A235) and Churchill Road in South Croydon, approximately 0.8 miles north-east of Purley town centre.

Purley Oaks Station is approximately 500 metres to the south-east and provides regular train services to London Bridge (22 minutes) and London Victoria (32 minutes) via East Croydon.

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

**ACCOMMODATION (GROSS INTERNAL AREA)**

FLOOR	SQ FT	SQ M
Ground	1422.23	132.13
First	1362.49	126.58
<b>TOTAL</b>	<b>2784.73</b>	<b>258.71</b>

The total Net Internal Area is approximately 2,360 sq ft

**DEVELOPMENT OPPORTUNITY**

The property benefits from residential conversion / redevelopment potential, subject to planning permission.

The property is not listed, nor is it situated within a conservation area.

**PRICE**

Offers are invited in excess of **£775,000** for the freehold interest.

**TENURE**

The site is held under freehold title number SGL571624

**TENANCY**

The property is subject to a short term occupational licence expiring 4 May 2026 at a monthly licence fee of £4,166.67. A copy of the licence agreement is available in the data room. [Log in.](#)

**RATEABLE VALUE**

The property is described as offices and premises and has a rateable value of £34,500.

**EPC**

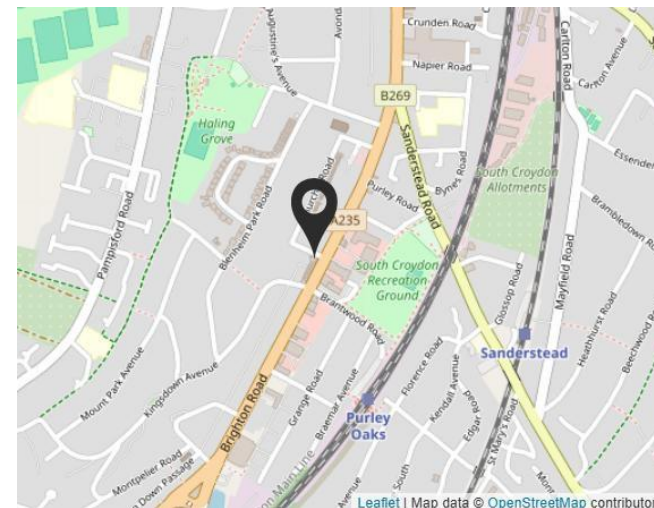
The property has an EPC Rating of E.

**ANTI-MONEY LAUNDERING**

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

**VAT**

We understand that the property is not elected for VAT.



**VIEWINGS – 020 8662 2700**

**Richard Plant**

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**Matt Morris**

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