

- Prominent corner site
- Just north of Town Centre
- Planning for 5 x 2 bedroom flats plus extended pub
- 239 sq m site
- Open viewing 1 December 2020, 11.00am
- Closing date for offers 10 December 2020
- OIRO £850,000

**PUB FOR SALE  
WITH PLANNING**



## LOCATION

The large town of Croydon is situated 10 miles south of Central London and has a borough population of 384,837. The property occupies a prominent corner site on the busy A212 at the junction with Union Road, just north of the Town Centre.

## PROPERTY

The existing property is a public house over ground floor with a beer cellar in the basement, flat at first floor and an outside trading area to the rear.

## PLANNING

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Planning consent was granted on 26 April 2019 (**Application Number: 19/01026/FUL**) for the erection of two additional floors for residential use providing a total of five flats with two bedrooms plus the retention and extension of the existing pub on the ground floor.

The proposed development will provide the following:

<b>Pub</b>	2,002 sq ft	186 sq m
<b>Flat 1</b>	796 sq ft	74 sq m
<b>Flat 2</b>	796 sq ft	74 sq m
<b>Flat 3</b>	796 sq ft	74 sq m
<b>Flat 4</b>	796 sq ft	74 sq m
<b>Flat 5</b>	796 sq ft	74 sq m
<b>Total</b>	<b>5,982 sq ft</b>	<b>556 sq m</b>

NB: The above measurements are provided for guidance purposes only and no reliance should be placed upon them when making any offer and for the avoidance of doubt Drake & Company will not be liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurements.

## RATING ASSESSMENT

We have been verbally advised by the local rating authority that the rateable value is £11,100, which is below the threshold, and rates are not payable. Interested parties are advised to verify this figure with Croydon Council on 020 8726 7000.

## ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available on request and the property is rated C74.



## Misrepresentation Act 1967

Drake & Company, as agents for the vendor or, as the case may be, lessor (the "Vendor") and for themselves, give notice that:

1) The particulars are provided merely as a general guide to the property. They are not and shall not hereafter become part of any offer contract.

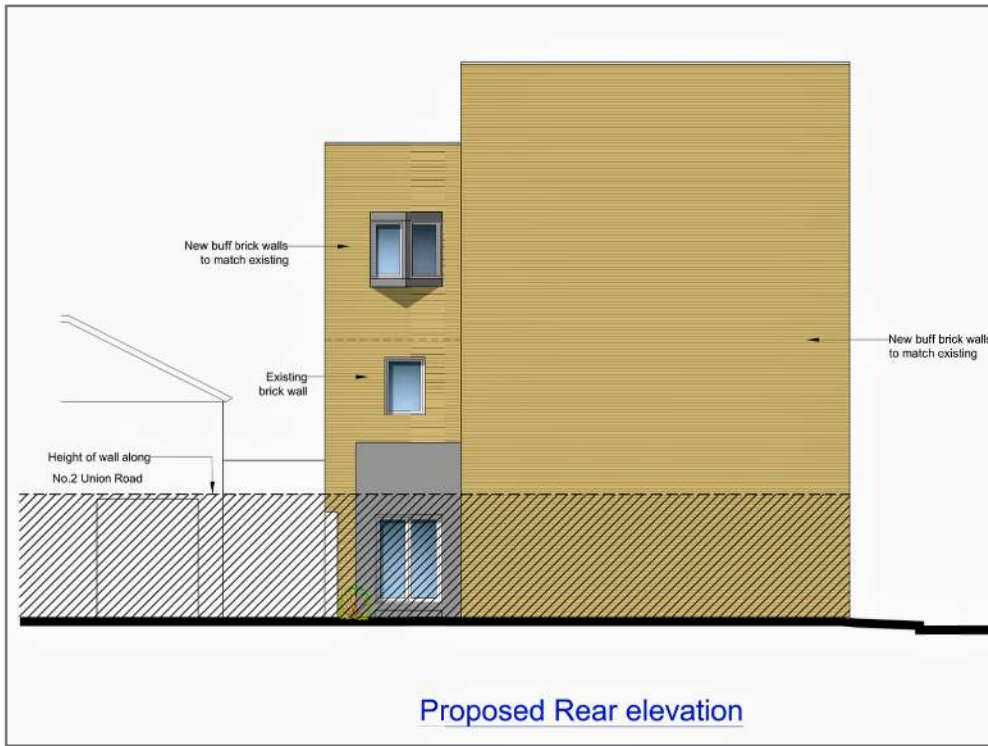
2) The statements herein are made in good faith but without any responsibility whatsoever on the part of the Vendor, Drake & Company or their servants. It is for the purchaser or as the case may be Lessee (the "Purchaser") to satisfy himself by inspection

or otherwise as to their accuracy and fullness, he must not in entering into any contract otherwise rely upon these particulars as statements or representations of fact.

3) The Vendor does not make or give any representations or warranties in respect of the property.

4) In the event of any inconsistency between these particulars and the conditions of sale, the latter shall prevail.

5) Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any services or facilities are in working order.



## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

## TERMS

We are instructed to invite **unconditional offers in the region of £850,000** for the benefit of our clients freehold interest with the benefit of planning consent. Interested parties are advised that the property is **not** elected for VAT.

## CLOSING DATE

Our client has set a closing date for offers of **Thursday 10 December 2020**.

## OPEN VIEWING

**Tuesday 1 December 2020, 11.00am**. For further information contact sole agents:

**Warren Drake - 020 7495 7500**  
**warren@drakeproperty.co.uk**

**drakeproperty.co.uk**

**180 Piccadilly, London, W1J 9HF**



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