



## Unit 7 Avon Path, South Croydon, CR2 6AX

A yard with self-contained garages formerly used for vehicle repairs for sale.

020 8681 2000 | [info@hnfproperty.com](mailto:info@hnfproperty.com)



specialist advice on all property matters

# Unit 7 Avon Path, South Croydon, CR2 6AX

## £230,000 Freehold

**LOCATION:** - The property is situated on a back land position on Avon Path, adjacent to the Brighton Road A235. The site is accessed via a service road on Brighton Road. The property is a short distance from Purley Oaks, Sanderstead, and South Croydon Station and bus routes are accessible on Brighton Road.

**DESCRIPTION:** - The property comprises a back land plot with three lock-up garages and external yard space. The property is considered suitable for a variety of trades. The site is in need of general refurbishment throughout. The property is held under two freehold titles - SGL188418 & SGL403490.

**ACCOMMODATION:** -

Garage 1 42.64m<sup>2</sup> (458ft<sup>2</sup>) approx.  
Garage 2 36.9m<sup>2</sup> (398ft<sup>2</sup>) approx.  
Garage 3 15.8m<sup>2</sup> (170ft) approx.  
External yard space 178.33m<sup>2</sup> (1,927ft<sup>2</sup>) approx.

**USE/PLANNING:** - We understand the property was most recently used for vehicle repairs. **Interested parties should make enquiries of the local authority in respect of their intended use prior to offer.**

**PRICE:** - £230,000 for both freehold titles SGL188418 & SGL403490

**EPC RATING:** An EPC has been commissioned and will be made available upon request.

**BUSINESS RATES:** - The property does not currently appear on the rating list Interested parties should make their own enquiries with the local authority.

**VAT:** - We understand that the property is not currently elected to VAT

**VIEWINGS:** -Viewings by prior arrangement – please telephone 0208 681 2000.

020 8769 0161

[www.hnfproperty.com](http://www.hnfproperty.com)  
[info@hnfproperty.com](mailto:info@hnfproperty.com)

 @hnfprop

Viewings by prior arrangement - call our team for more information.

HNF Property for themselves and for the vendors or lessors of this property whose agents they are give notice that:  
1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract.  
2) no person in the employment of HNF Property has any authority to make or give any representative warranty whatever in relation to this property.

22<sup>nd</sup> October 2024



specialist advice on all property matters



020 8769 0161

[www.hnfproperty.com](http://www.hnfproperty.com)  
[info@hnfproperty.com](mailto:info@hnfproperty.com)

 @hnfprop

Viewings by prior arrangement - call our team for more information.

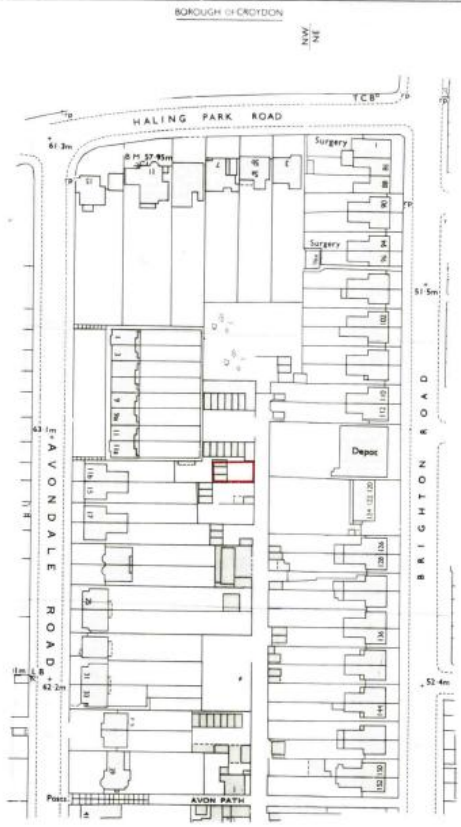
HNF Property for themselves and for the vendors or lessors of this property whose agents they are give notice that:  
1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract.  
2) no person in the employment of HNF Property has any authority to make or give any representative warranty whatever in relation to this property.

22<sup>nd</sup> October 2024

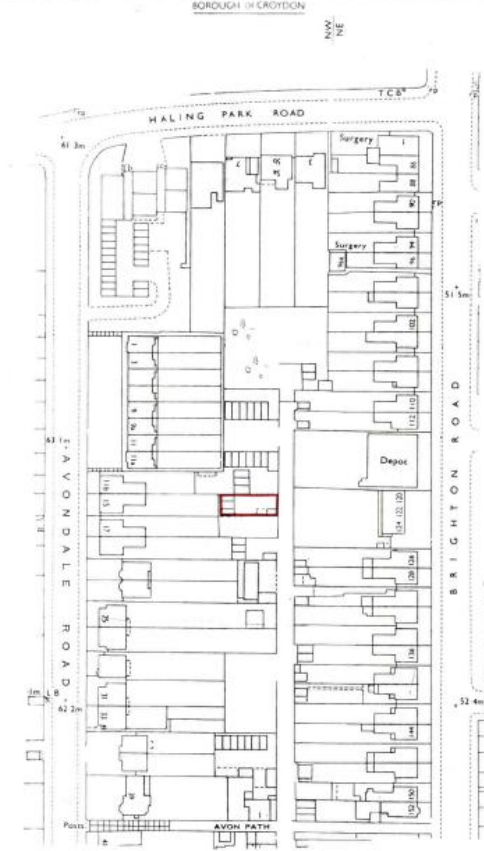


specialist advice on all property matters

|                    |                |                        |               |
|--------------------|----------------|------------------------|---------------|
| H.M. LAND REGISTRY |                | TITLE NUMBER           |               |
|                    |                | SGL 188 418            |               |
| ORDNANCE SURVEY    | COUNTY         | SHEET                  | NATIONAL GRID |
| PLAN REFERENCE     | GREATER LONDON |                        | TQ 3263       |
|                    |                |                        | SECTION       |
|                    |                |                        | J             |
| Scale: 1/1250      |                | © Crown copyright 1974 |               |



|                    |                |                        |               |
|--------------------|----------------|------------------------|---------------|
| H.M. LAND REGISTRY |                | TITLE NUMBER           |               |
|                    |                | SGL 403 490            |               |
| ORDNANCE SURVEY    | COUNTY         | SHEET                  | NATIONAL GRID |
| PLAN REFERENCE     | GREATER LONDON |                        | TQ 3263       |
|                    |                |                        | SECTION       |
|                    |                |                        | J             |
| Scale: 1/1250      |                | © Crown copyright 1978 |               |



020 8769 0161

www.hnfproperty.com  
info@hnfproperty.com



Viewings by prior arrangement - call our team for more information.

HNF Property for themselves and for the vendors or lessors of this property whose agents they are give notice that:  
1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract.  
2) no person in the employment of HNF Property has any authority to make or give any representative warranty whatever in relation to this property.

22<sup>nd</sup> October 2024



specialist advice on all property matters