

# EXCLUSIVE

PROPERTY SALES & CONSULTANTS

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## Freehold Investment / Development

145, Limpsfield Road, South Croydon,  
Surrey, CR2 9LG

**£1.5m**

145, Limpsfield Road, South Croydon, Surrey, CR2 9LG- **£1,500,000**

LAND AT 145 LIMPSFIELD ROAD, SOUTH CROYDON

ARTISTS' CONCEPT IMPRESSION/ILLUSTRATION - FOR VISUALISATION PURPOSES ONLY

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## 145, Limpsfield Road, South Croydon, Surrey, CR2 9LG

- **Freehold extensive Corner Site**
- **Site area 0.33 Acres**
- **Significant opportunity for investment or redevelopment**
- **Three separate tenancies**
- **Current income £79,000 Per annum**
- **Initial Yield 5.3%**
- **Can be offered with Vacant Possession**
- **Completion of April 2020 offered**

### Description

Located on the outskirts of Sanderstead Village, South Croydon this well positioned corner plot with significant frontage to Limpsfield Road.

Whilst the total current built lettable area extends to some 536.31 sqm there is still a significant amount of unutilised land on the site which provides great opportunity for further development.

The site contains three separate tenancies :

- Tenancy 1 – Majestic Wines - annual rent £45,000
- Tenancy 2 – Reef Water – annual rent £12,000
- Tenancy 3 – Vorne Motorsport – annual rent £22,000

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