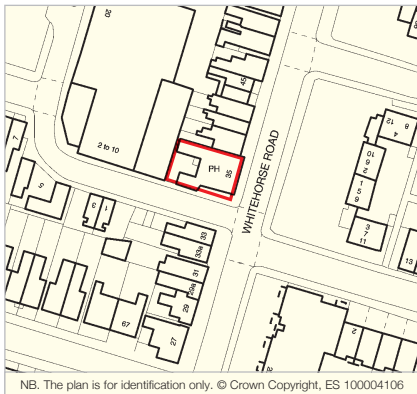


Croydon

**Ye Olde Clock Tower,
35 Whitehorse Road,
Surrey
CR0 2JG**

- **A Freehold Former Public House together with Staff Accommodation**
- **Prominent Corner Building**
- **Planning Permission for Conversion and Extension to provide 5 x Two Bedroom Flats**
- **Total Proposed GIA Approximately 656 sq m (7,061 sq ft)**

Vacant Possession**To View**

The property will be open for viewing every Wednesday and Saturday before the Auction between 2.30 – 3.00 p.m. These are open viewing times with no need to register. (Ref: UD).

Seller's Solicitor

Messrs S B P Law (Ref T Edwards).
Telephone: 0207 332 2222.
Email: tom@sbplaw.co.uk



VACANT – Freehold Building with Planning

**Tenure**

Freehold.

Location

The property is located at the junction of Whitehorse Road and Union Road. Local shops and amenities are available along Whitehorse Road, with the more extensive facilities of The Whitgift Shopping Centre being accessible within walking distance to the south. West Croydon Rail Station is approximately 5 minutes' walk to the south and provides a regular and direct service to London Bridge and London Victoria Stations, with a journey time of approximately 16 minutes. Local bus routes run along Whitehorse Road and the open spaces of Wandle Park are within walking distance to the south.

Description

The property comprises a corner building arranged over lower ground, ground and first floors. There is a cellar. The property is currently arranged to provide a public house premises over ground and first floors together with staff accommodation above. Externally, there is a yard to the rear and a brick built garage currently used as storage.

Accommodation

Lower Ground Floor – Two Cellar Rooms

Ground Floor – Bar Area, Utility Room, Male and Female WCs

Raised Ground Floor – Room, Kitchen

First Floor – Three Bedrooms, Reception Room, Bathroom

Existing GIA 245 sq m (2,637 sq ft)

Total Proposed GIA 656 sq m (7,061 sq ft)

Planning

Local Planning Authority: Croydon Council.

Tel: 0208 726 6800.

Planning permission (Ref: 16/01048/P) was granted on 29th April 2016 for 'Erection of ground and first floor extensions, construction of an additional two floors; use of first, second and third floors as 5 x two bedroom flats'.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda. To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.alltop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000.

COSTS CHARGED BY THE SELLER: Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.