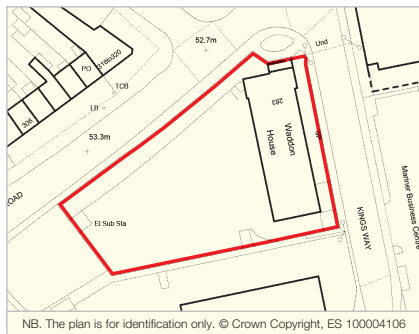


# Croydon

## Waddon House, 283 Stafford Avenue, Surrey CR0 4NN

- **A Freehold Detached Building**
- Occupying a Site extending to Approximately 0.341 Hectares (0.842 Acres)
- Currently arranged to provide Office Accommodation
- Total GIA Approximately 4,980 sq m (53,606 sq ft)
- Permitted Development granted for Change of Use from Office (B1) to provide Sixty One Self-Contained Flats (C3)
- Two Telecommunication Leases in form of T-Mobile and Vodafone producing a Total of £31,237.45 per annum

### Vacant Possession



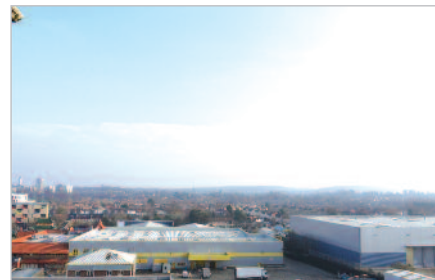
#### To View

Please email: richard.adamson@allsop.co.uk

#### Seller's Solicitor

Messrs Howard Kennedy LLP  
(Ref: Charles Maxwell).  
Tel: 0207 663 8608.  
Email: charles.maxwell@howardkennedy.com

### VACANT – Freehold Building with Permitted Development



**Tenure**  
Freehold.

#### Location

The property is situated on the south side of Stafford Road, to the west of its junction with Purley Way. Local shops and amenities are available on Stafford Road, with the further and more extensive shopping facilities of Central London being situated approximately 11 miles to the north. The property is located close to nearby schools, sports clubs and Croydon University Hospital. Waddon Rail Station is situated within close proximity and provides regular and direct services to London's Victoria Station. Road communications are afforded by the nearby A23 which provides links to both the M23 and M25 (London Orbital Road) to the south and both Central London and the A205 (North Circular Road) to the north. The open spaces of Duppas Hill are also situated within walking distance.

#### Description

The property comprises a detached building arranged over ground and seven upper floors beneath a flat roof. The property is internally arranged to provide office accommodation. Permitted development has been granted for the Change of Use and conversion of the building to provide 61 self-contained flats. The property benefits from two lifts (not tested). Externally there are 90 lined car parking spaces.

#### Accommodation

##### Existing

Each floor is internally arranged to provide Open Plan Office Accommodation with Ancillary Accommodation including Kitchens and WCs.

**GIA Approximately 4,980 sq m (53,606 sq ft)**  
(measurements provided by the Vendor)

#### Proposed

Upon completion of the approved works, the property will comprise 46 x One Bedroom and 15 x Two Bedroom Self-Contained Flats.

#### Tenancies

Subject to a Rooftop Telecommunications Lease in favour of T-Mobile (UK) Limited for a term of 18 years from 31st December 2005 at a rent of £17,237.45 per annum.

Subject to a Rooftop Telecommunications Lease in favour of Vodafone Limited for a term of 12 years from 26th March 2006 at a rent of £14,000 per annum.

#### Planning

Local Planning Authority: London Borough of Sutton.  
Tel: 0207 770 5000.

The property is to be offered with permitted development dated 21st October 2013 (Application Number: D2013/68107) for the change of use of existing B1(A) office building to 61 residential units (C3). The proposed scheme is to provide 46 x one bedroom and 15 x two bedroom self-contained flats.

The property also benefits from planning consent for 'material change of appearance to the external elevation of the building to include re-cladding and inset of new windows' (Application No.: 2013/68110). We understand these alterations would also include for the addition of balconies.

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.allsop.co.uk](http://www.allsop.co.uk).

**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.

