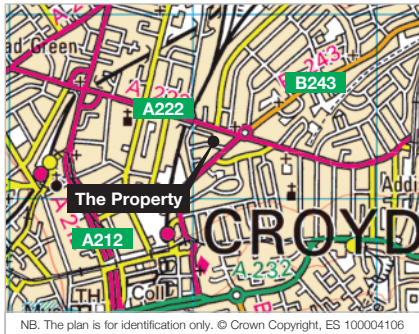


**Croydon**  
**1-19 Alpha Road**  
**Surrey**  
**CR0 6TH**

- **Freehold Land**
- Comprising extensive former advertising space
- Fronting a major road

**Vacant**

**SIX WEEK COMPLETION  
 AVAILABLE**



**Tenure**

Freehold.

**Location**

Croydon is a busy South London suburb, lying approximately 12 miles south of Central London and 7 miles north of the M25 Motorway at Junction 7. Communications are therefore excellent by road and rail to Central London and beyond Gatwick Airport to the south.

The property is situated on the south side of the A222 (St James's Road) in between its junctions with Cross Road and Cherry Orchard Road, fronting the Lower Addiscombe Road (A222).

**Description**

The property comprises a strip of land to the rear of ten terraced houses, formerly used as an advertising hoarding site.

**Gross Frontage (Approximate)**                      25 m                      (82' 0")

**Tenancy**

The property is to be offered VACANT.

**VAT**

VAT is applicable to this lot.

**Documents**

The legal pack will be available from the website [www.allso.co.uk](http://www.allso.co.uk)

**Energy Performance Certificate**

For EPC Rating please see website.

**Buyer's Premium**

The buyer will pay 1% of the purchase price on completion as a contribution to the seller's costs.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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