

REF: 1634



**140 BRIGHTON ROAD
PURLEY, CR8 4HA**

FREEHOLD FOR SALE | BERNARD GORDON & CO



**Bernard
Gordon &
Company**

☎ 020 8099 3119

✉ sales@bernardgordon.co.uk

OVERVIEW

Opportunity to purchase Freehold of D1 (E) fully fitted clinic and adjoining self-contained, 6 bedroom house.

Ideally located in the London Borough of Croydon, between Coulsdon and Purley, in a densely populated, affluent, residential area.

Medical clinic fitted and maintained to excellent standards and comprises approx. 1,435 sq ft (Net) on ground floor.

Self-contained, 6 bed house, planned on ground, first and part second floors, comprising approx. 2,175 sq ft (gross).

Forecourt parking for approx. 12 cars and large rear garden.

Very short walk to Reedham Railway station for Services to Central London.

Vacant possession upon completion.

Offers for the Freehold interest invited in the region of £1.25million, subject to contract.



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LOCATION

The property is located in South London directly between Coulsdon and Purley, within the London Borough of Croydon. The building fronts Brighton Road which is the main road leading from Purley through to Coulsdon, connecting Purley Way to the M23/M25. It is predominantly a residential area however there is a secondary retail parade further along Brighton Road with some shops, take away restaurants and other amenities.

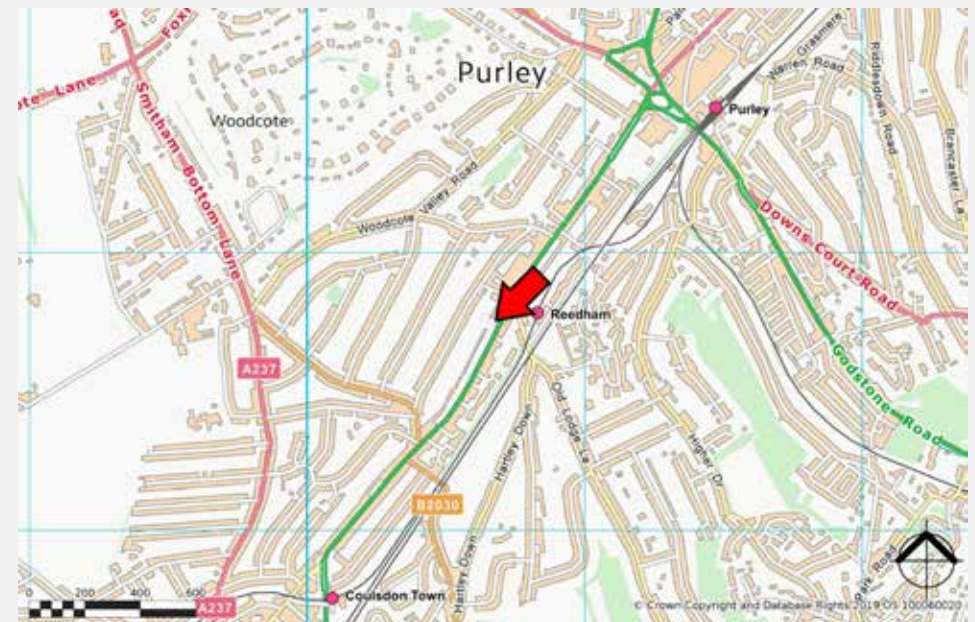
Reedham Railway Station is moments away from the property for services to Central London (London Bridge). Bus services are readily available.

THE PROPERTY

The property is a prominent, detached, part three storey building, with a large forecourt and large rear garden. The building is currently split into 2 uses, a ground floor clinic and a 3 storey adjoining house. The two are connected by a dividing wall which is currently blocked to separate the two units. The site area measures 22m wide and 60m deep with a total site area of approx. 0.32 acres.

The clinic is planned on ground floor only and has been well maintained and is in excellent condition. There is a self-contained entrance through the front forecourt and the unit comprises a reception, waiting area, treatment rooms, gym/rehab space, WC's etc. The total NET internal floor area of the clinic is approx. 1,435 sq ft (133m²).

The house is planned on ground, first and part second floor and comprises 6 bedrooms, 2.5 bathrooms. It is currently let to a single occupier though will be sold with vacant possession. It is in good condition and well maintained. Access to the house is also via the front forecourt with a self-contained entrance. Total gross internal floor area of the house is approx. 2,175 sq ft (202m²).



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EXTERNAL

There is a large front forecourt suitable for parking approx. 12 cars as well as a large rear garden suitable for play area/development potential etc subject to planning if required. Total site area of approx. 0.32 acres.

FLOOR AREA

We are advised the internal floor areas are:

Clinic net internal - approx. 1,435 sq.ft.

House net internal – approx. 1,889 sq ft

Total Gross Internal Area – approx. 3,800 sq ft

EPC

In hand - Band E.

PLANNING

We have been advised that the premises currently has D1 (E) medical use on the ground floor as it currently is used for Chiropractic clinic. The house has a residential use.

The property would be ideal for many D1 (E) uses including day nurseries, training, tuition, medical, dental, etc. The site would also suit a development, subject to planning.

NOTE: As from 1st September 2020 the use class order has been redefined and the commercial element of this property now falls into category E.

VAT

I am advised the property is NOT elected for VAT purposes

PRICE

Unconditional offers invited for the freehold interest in the region of £1,250,000 subject to contract.

COSTS

Each party to be responsible for their own legal and professional costs.

HOLDING DEPOSIT

Purchasers/tenants wishing to secure this property will be required to pay a holding deposit to Bernard Gordon & Co of £5000. This deposit is not refundable except if the vendor/landlord withdraws, clear title cannot be proved, or the tenant's references are not acceptable to the landlord. In addition, the holding deposit is not refundable in the event that a prospective purchaser/tenant fails to exchange/complete after a reasonable period following the submission of the legal documentation or if the purchaser/tenant does not exchange/complete on or before set/agreed deadlines for exchange/completion. This deposit is held in our clients account until completion.

VIEWING

Please note the business is still operational and therefore inspections are strictly by appointment only, please contact:

CONTACT:

Bernard Gordon / Ben Wallis

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🎯 IMPORTANT NOTICE

These property particulars have been prepared in all good faith to give a fair overall view of the property. If you require any further information or verification of any points particularly relevant to your interest in this property, please ask.

It should be noted that nothing in these particulars shall be deemed to be a statement that either the property is in good structural condition, or that any services, appliances, installations, equipment or facilities, are in good working order. No plant, machinery or appliance electrical or mechanical, present at the day of inspection has been tested and accordingly purchasers should satisfy themselves on such matters prior to purchase.

These particulars are given as a general guideline only, and do not constitute, nor constitute any part of an offer or contract. Any photographs included within these particulars depict only certain parts of the property and no assumptions should be made with regard to parts of the property that have not been photographed. Furniture, furnishings, personal belongings and other contents, etc., shown in the photographs must not be assumed to be included in the sale, neither should it be assumed that the property or the contents remain as displayed in the photographs. If in doubt, please ask for further information.

Measurements, descriptions, areas or distances referred to within the particulars, or indeed within any plan or plans associated with the property are given as a guide only and must not be construed to be precise. If such information is fundamental to a purchase, purchasers are advised to rely upon their own enquiries.

Purchasers are advised to make their own enquiries regarding such matters relating to Planning Permissions or potential uses referred to within the particulars, where such information is given in good faith by Bernard Gordon & Company. Information relating to rating assessments has been given verbally. Intending purchasers/tenants should satisfy themselves as to its accuracy from the Local Authority.

No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties, which have been sold, withdrawn or are under offer. Bernard Gordon & Company do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars. Bernard Gordon & Company reserves the right to make a reasonable charge for expenses and time incurred by reason of applicants failure to attend confirmed appointments to inspect.

Bernard Gordon & Company have not undertaken any environmental investigations in respect of land, air or water contamination. The purchaser/purchasers are responsible for making their own enquiries in this regard.

It must be appreciated that in preparing these particulars, descriptions given of the property by the author are personal and subjective and are used in good faith as a personal opinion and not as a statement of fact. To ensure that our descriptions are likely to match any expectations you may have of the property, we strongly recommend and advise that you make additional and specific enquiries.

Unless otherwise stated, in accordance with The Finance Act 1989, all prices and rents are quoted exclusive of VAT.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

The terms quoted and all subsequent negotiations are subject to measurements contract.

MEASUREMENTS:

The measurements as set out herein are provided for guidance purposes only and no reliance should be placed on these when making any offer to lease or purchase either expressly or impliedly and for the avoidance of doubt Bernard Gordon & Company will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurements. The successful bidder should state if they wish to undertake a measured survey of the building prior to exchange of contracts to enable it to satisfy itself of the precise measurements.



FOR MORE INFORMATION CONTACT:

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Bernard Gordon & Company for themselves and for the vendors or lessors of this property for whom they act: give notice:(1) these particulars are a general outline only for the guidance of prospective purchasers or tenants and do not constitute the whole or any part of an offer or contract;(2) the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other statements contained herein cannot be guaranteed and prospective purchasers or tenants must not rely on them as statements of fact or representations;(3) no representation or warranty is made whatever in relation to the property;(4) prospective purchasers or tenants are strongly advised to check these particulars including any fixtures and fittings expressed to be included in the sale or lease by making an inspection of them;(5) Bernard Gordon & Company will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. Offers for the current Freehold investment available, tenants currently in occupation until August 2021, full details available upon request.

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