

For Sale

40C Bramley Hill, South Croydon, CR2 6NS



REF: AMP4198

- Single storey Commercial building with F1 consent
- Approximately 1,846 sq. ft
- Benefitting from a planning consent to create over 6,000 sq.ft.
- Suitable for a range of alternative uses
- External area demised to the front of the building to park 5-6 cars

 Alex Martin





## Description

This prominent single storey Place of Worship space is currently benefitting from F1 Use and is approximately 1,846 sq. ft. The property comprises of a main hall, which can seat a congregation of circa 70 people, office spaces, storage, kitchen and W.C facilities. Internal walls are non structural so space could be easily reconfigured for a larger or smaller auditorium. There is also external space demised to the front of the building. The property is in good condition.

The site benefits from a planning consent to increase the building to over 6,000 sq. ft. across two floors. Suitable for Religious, community and Education occupiers.

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## Location

This property is located on the West side of Bramley Hill close to the junction with Warhan Road and Haling Park Road. It is a predominantly residential area, though within walking distance of South End (A235) and all the amenities that come with Croydon Town Centre.



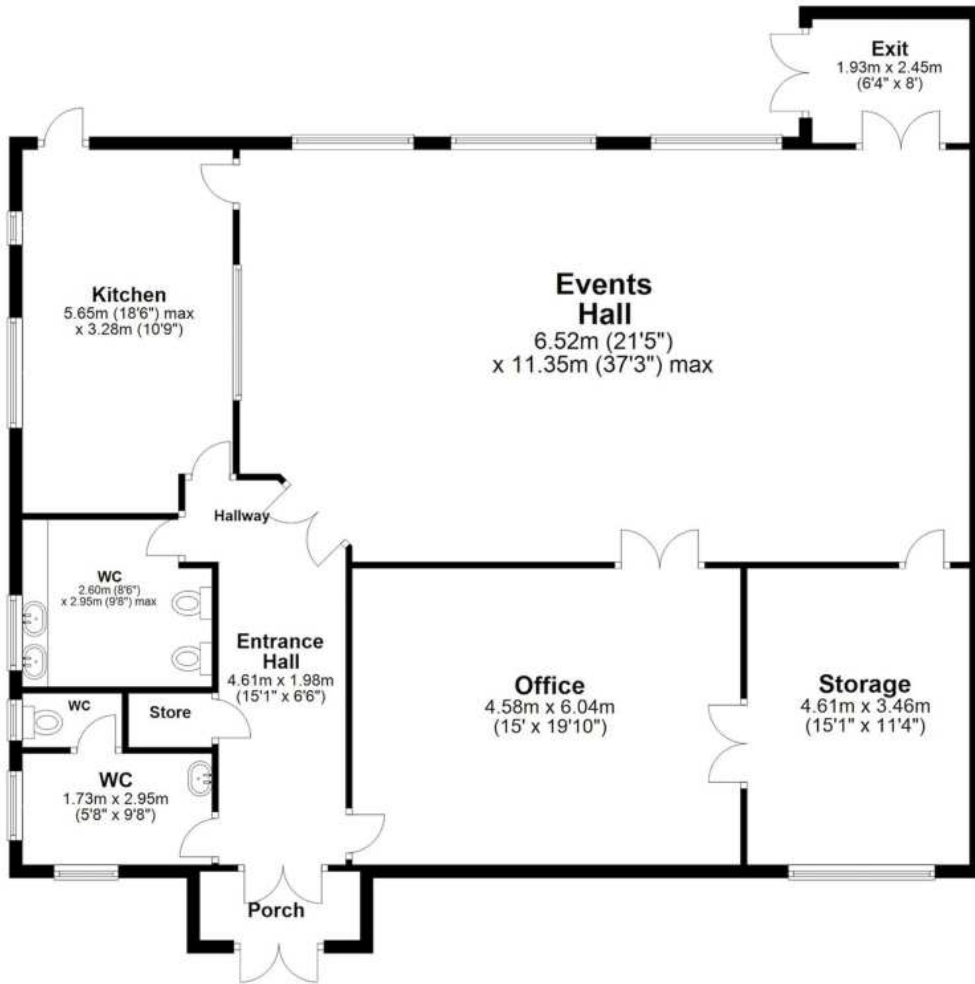
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Single Storey Commerical Building With F1 Consent



Alex Martin

## FloorPlan



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Accommodation:

Total: 1,846 sq. ft

VAT:

Not Applicable

Terms:

Guide Price - £650,000

Viewings:

Strictly by appointment with Alex Martin.



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# Single Storey Commerical Building With F1 Consent

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