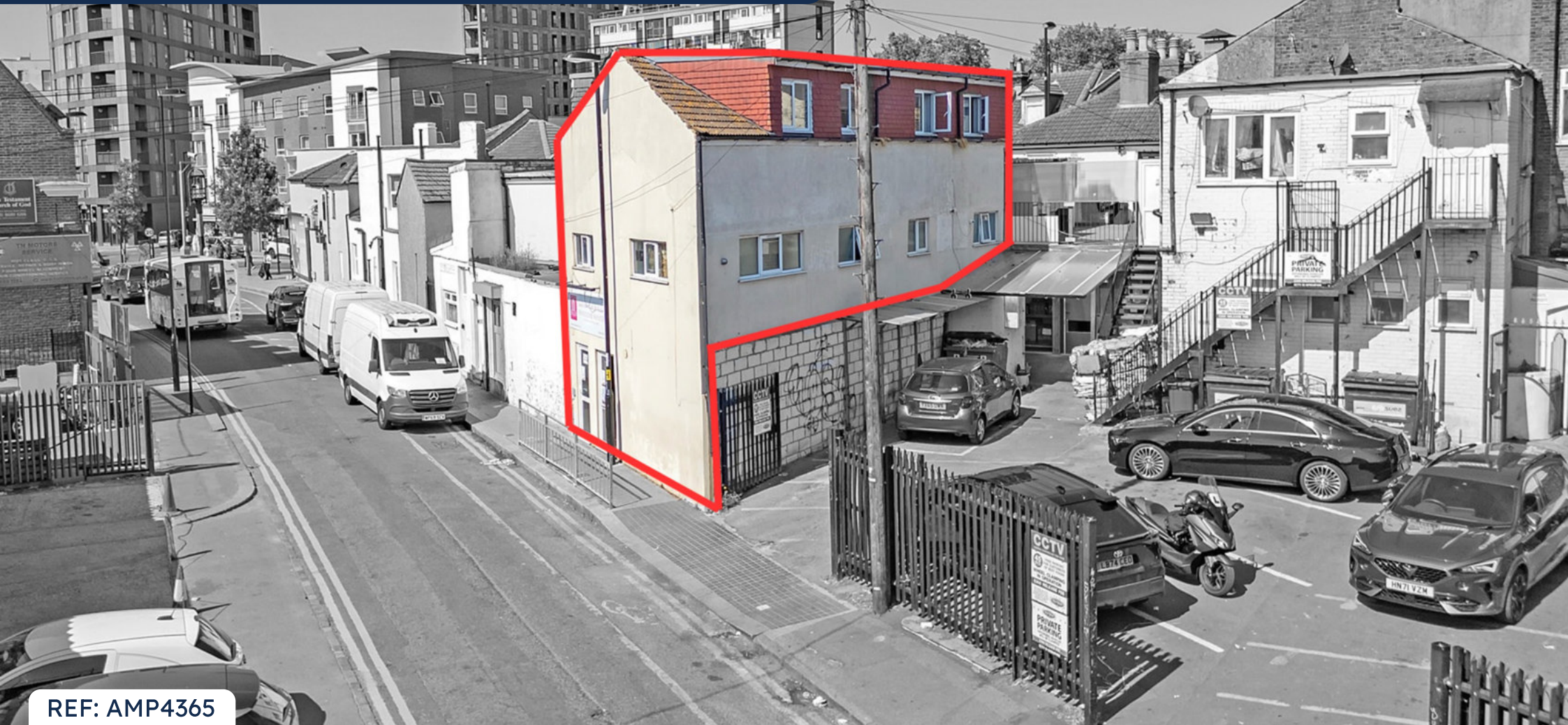


For Sale

170 Handcroft Road, Croydon, CR0 3LE



REF: AMP4365

- Currently occupied as a Place of Worship
- Benefitting from F1 use (formerly D1)
- A flexible three-storey premises featuring various prayer halls and ancillary spaces
- Approximately 2,342 sq. ft.
- Suitable for continued religious and educational use



Description

This prominent place of worship is well positioned on Handcroft Road and occupies a versatile three-storey building. Internally, the property offers segregated prayer areas, additional ancillary rooms, and WC facilities, accommodating approximately 150 worshippers.

Suitable for continued religious or educational use, the building provides both functionality and a flexible internal layout to meet diverse needs. Most recently used as a place of worship, it benefits from F1 use class (formerly D1).



REF: AMP4365



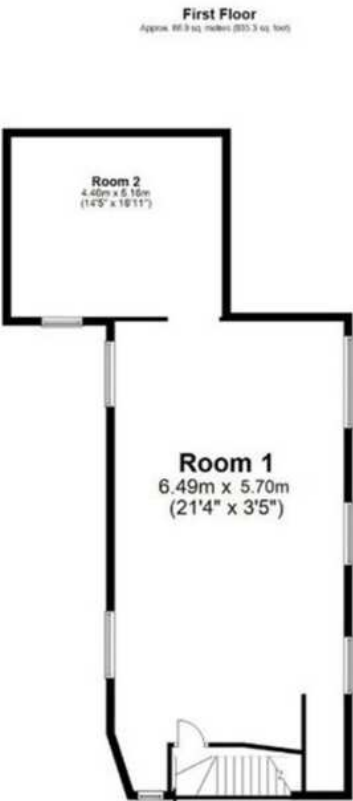
Location

The property is situated in a highly accessible part of Croydon, just 0.3 miles from West Croydon station, which provides Overground, Southern Rail and Tramlink services connecting to central London, Surrey and Wimbledon. East Croydon station is approximately 1 mile away, offering fast and frequent services to London Bridge, London Victoria and Gatwick Airport.

The area is well served by numerous local bus routes along London Road and nearby thoroughfares, providing easy access throughout Croydon and neighbouring areas. The location also benefits from a range of local amenities, shops and services within walking distance, enhancing convenience for visitors and occupiers.

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Floor Plan



Total area: approx. 217.7 sq. metres (2342.9 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances shown are approximate and any intending purchaser or lessee should satisfy themselves by inspection, surveys, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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Plan produced using Floorplan 3

Handcroft Rd New

REF: AMP4365



Accommodation:

Approximately 2,342.9 sq. ft.

VAT:

Not Applicable.

EPC:

TBC

Terms:

Guide Price- £650,000

Viewings:

Strictly by appointment with Alex Martin Commercial.



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