

ANDREWS HOUSE, 128-130 MITCHAM ROAD, CROYDON CR0 3RJ



**FREEHOLD OFFICE PREMISES & STORE
TO LET/MAY SELL WITH VACANT POSSESSION**

**£ 29,000 PAX -TO RENT
OR GUIDE PRICE - FOR SALE -
OFFERS IN THE REGION OF £500,000**



Reigate

1 bancroft road reigate surrey RH2 7RP
email • reigate@robinsonsmb.com

Dorking

253 - 255 high street dorking surrey RH4 1RP
email • dorking@robinsonsmb.com

- OPPORTUNITY TO PURCHASE A TWO STOREY DETACHED OFFICE BUILDING WITH OFF STREET PARKING AND REAR STORE – Ideal for owner occupier
- Versatile for many uses under existing 'E' Use Class
- Fronts the busy A236 Mitcham Rd for business branding
- Options exist for residential redevelopment STPP
- Off street parking

T 01737 229200

LOCATION

The premises are situated on the busy A236 Mitcham Road approximately 1 mile north west of Croydon town centre in a predominantly residential area but with some modern Council housing nearby together with a small local shopping parade.

DESCRIPTION

Probably originally constructed as a pair of semi-detached houses or shops built around the turn of the last century, and now converted to office accommodation at ground and first floor levels. There are ground floor storage areas in an attached building at the rear.

The property is currently arranged as a range of reception and private office rooms, meeting rooms, stores, kitchen and ancillary over the two floors as shown in the existing use floorplan to suit the current owner occupiers business needs. The trading business has now been sold and is being relocated so our Landlord client is now looking to relet or sell the building.

Ground and first floor offices with ground floor storage building to the rear. There are car parking spaces on forecourt and at the side of the building.



T 01737 229200

ALL SUMS QUOTED ARE EXCLUSIVE OF VAT WHERE APPLICABLE

Misrepresentation Act 1967

Robinsons including www.dorkinglettings.com and www.reigatelettings.com brands for itself and for the vendor or lessors of this property whose agents it gives notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer or contract. (ii) all descriptions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intended purchaser or tenant should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Robinsons including www.dorkinglettings.com and www.reigatelettings.com brands has any authority to make or give any representation or warranty in relation to the property. Robinsons have not tested any services, electrical system, fixtures and fittings that may be included in this property and would advise interested parties to satisfy themselves as to their condition or investigating the presence of any deleterious materials. **Regulated by RICS**



THE OPPORTUNITY

Our Client is open to reletting the premises or sale of the freehold interest with full vacant possession either for continuing commercial use or for redevelopment to a residential scheme. In looking at strategy our client has appointed Architect to advise on what residential schemes may be acceptable to the LA and most deliverable both for conversion and remodelling of the current building and also demolition and new build. Options for a scheme of new built houses has been considered . Our client would rather sell than develop the site himself.

ACCOMODATION

Approximate measurements are as follows:

Floor	Sq Ft	Sq M
Ground Floor Offices	879	81.67
Kitchen	54	5.02
Internal Storage	264	24.53
First Floor Offices	894	83.06
Shower Room	57	5.30
External Storage	567	52.68
Total Offices	1,884	175.03
Internal Storage	264	24.53
External Storage	567	52.68

PLANNING

The premises has operated for many years first as an office under the current 'E' use class and no planning applications have yet been submitted for alternative uses.

Our Client has had the option of two or three schemes drafted which can be sharded if this of interest to a prospective purchaser.

RENT & LEASE TERMS

A NEW LEASE can be offered for a term and rent review pattern to be agreed, with our client having a ten year term in mind at a commencing rent of £29,500 per annum exclusive, subject to contract.



T 01737 229200

ALL SUMS QUOTED ARE EXCLUSIVE OF VAT WHERE APPLICABLE

Misrepresentation Act 1967

Robinsons including www.dorkinglettings.com and www.reigatelettings.com brands for itself and for the vendor or lessors of this property whose agents it gives notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer or contract. (ii) all descriptions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intended purchaser or tenant should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Robinsons including www.dorkinglettings.com and www.reigatelettings.com brands has any authority to make or give any representation or warranty in relation to the property. Robinsons have not tested any services, electrical system, fixtures and fittings that may be included in this property and would advise interested parties to satisfy themselves as to their condition or investigating the presence of any deleterious materials. **Regulated by RICS**



FREEHOLD SALE

For a freehold sale our client wishes to sell by way of a share sale of the holding Company which may be an advantage to a buyer, subject to contract and full vacant possession at Offers in the region of £500,000.

VAT

We are advised the premises are not elected for VAT. **TO BE CONFIRMED**

LEGAL COSTS

Each party are to bear their own legal costs in the transaction for either a letting or sale.

BUSINESS RATES

From internet enquiries only the business rate assessment is as follows:

Rateable Value	£21,750
Uniform Business Rate	£0.49.9 (1 April 2026)

Interested parties should verify this information and any transitional adjustments prior to entering into any contract

EPC

A new EPC is being commissioned.

VIEWING

Strictly by appointment with the Landlord's Agents: Robinsons, telephone 01737 229200



© 2026 TomTom © OpenStreetMap <https://www.openstreetmap.org/copyright>
purchasers or lessees and do not constitute nor constitute part of an offer or contract. (ii) all descriptions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intended purchaser or tenant should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Robinsons including www.dorkinglettings.com and www.reigatelettings.com brands has any authority to make or give any representation or warranty in relation to the property. Robinsons have not tested any services, electrical system, fixtures and fittings that may be included in this property and would advise interested parties to satisfy themselves as to their condition or investigating the presence of any deleterious materials. **Regulated by RICS**



T 01737 229200



EXISTING FLOOR PLANS



GROSS INTERNAL AREA
 FLOOR 1 207.9 m² FLOOR 2 107.8 m²
 EXCLUDED AREAS : BALCONY 2.6 m² REDUCED HEADROOM 3.3 m²
 TOTAL : 315.7 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



ALL SUMS QUOTED ARE EXCLUSIVE OF VAT WHERE APPLICABLE

Misrepresentation Act 1967

Robinsons including www.dorkinglettings.com and www.reigatelettings.com brands for itself and for the vendor or lessors of this property whose agents it gives notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer or contract. (ii) all descriptions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intended purchaser or tenant should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Robinsons including www.dorkinglettings.com and www.reigatelettings.com brands has any authority to make or give any representation or warranty in relation to the property. Robinsons have not tested any services, electrical system, fixtures and fittings that may be included in this property and would advise interested parties to satisfy themselves as to their condition or investigating the presence of any deleterious materials. **Regulated by RICS**

T 01737 229200





T 01737 229200

ALL SUMS QUOTED ARE EXCLUSIVE OF VAT WHERE APPLICABLE

Misrepresentation Act 1967

Robinsons including www.dorkinglettings.com and www.reigatelettings.com brands for itself and for the vendor or lessors of this property whose agents it gives notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer or contract. (ii) all descriptions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intended purchaser or tenant should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Robinsons including www.dorkinglettings.com and www.reigatelettings.com brands has any authority to make or give any representation or warranty in relation to the property. Robinsons have not tested any services, electrical system, fixtures and fittings that may be included in this property and would advise interested parties to satisfy themselves as to their condition or investigating the presence of any deleterious materials. **Regulated by RICS**

