

# Croydon - The Former Ashburton Library Building, Ashburton Park, CR0 6RX

Expressions of interest invited from commercial and community uses.  
STPP various uses will be considered. For example community, restaurant, café.



(Photograph taken prior to erection of hoarding around building for security)

On the instructions of

## CROYDON

[www.croydon.gov.uk](http://www.croydon.gov.uk)

Croydon Council in partnership with the local community is developing plans to revitalise Ashburton Park, and the historic, well-loved community asset, the former Ashburton Library. As part of our approach, we are developing options for future community and business use of the library.

### Location

The property is attractively located in the grounds of Ashburton Park, a historic park and garden spanning 18½ acres. Fronting Lower Addiscombe Road (A322) and Spring Lane (A215), the site is approximately 3km from Central Croydon, including East and West Croydon Train Stations. It is also close to Woodside and Blackhorse Lane Tram Stops and served by several main bus routes.

### Description

This historic and Locally Listed building was built in 1882 as an extension to Stroud Green House. It became Woodside Convent, but more recently was used as a library by the Local Authority. It offers a substantial footprint, covering 6,000 Sq ft arranged over the ground and first floor, as well as benefiting external space, including a cloister colonnade.



### Accommodation

The property extends to the following approximate GIA:-

Floor	SqM	Sqft
Ground - Chapel	200	2,153
Ground – front	203	2,185
First	175	1,884
Total	578	6,222

### The opportunity

It is envisaged the building will be run as a community asset, therefore expressions of interest are sought from occupiers interested in taking a lease on all or part of the building. Uses should be sympathetic to the location in the park. Permitted Use is currently D1 but other uses which meet the criteria of the Council will be considered.

Uses that may be considered include: café, restaurant, nursery, education, sports, performance and health care. This list is not exhaustive, although a predominant area of the building would be retained for community use.

It is the intention of the Council to repair the building ready to receive an occupiers fit out. Access will be available out of park hours to the building and to the car park.

The premises will be made available on a leasehold basis for a term to be agreed with 5 yearly rent reviews.

Enquiries are welcome from parties interested in developing alternative activities within Ashburton Park.

**Expressions of interest are to be submitted before April 30<sup>th</sup> 2016.**

### Viewing

At this stage internal viewing will not be feasible due to the condition of the property. Floor plans and information on what will be required for the expression of interest are available from the sole agents:

#### Nigel Evans

Direct Line: 020 8662 2728

Email: [nevans@shw.co.uk](mailto:nevans@shw.co.uk)

#### David Rundle

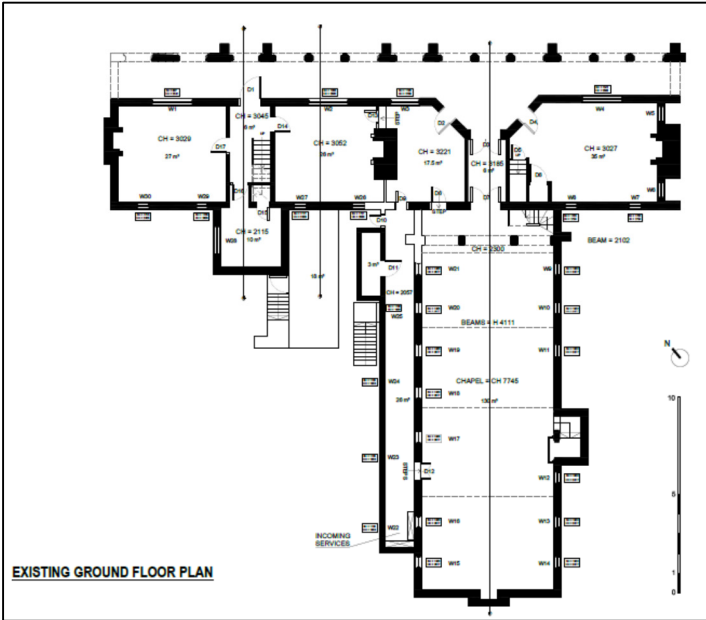
Direct Line: 020 8662 2747

Email: [drundle@shw.co.uk](mailto:drundle@shw.co.uk)

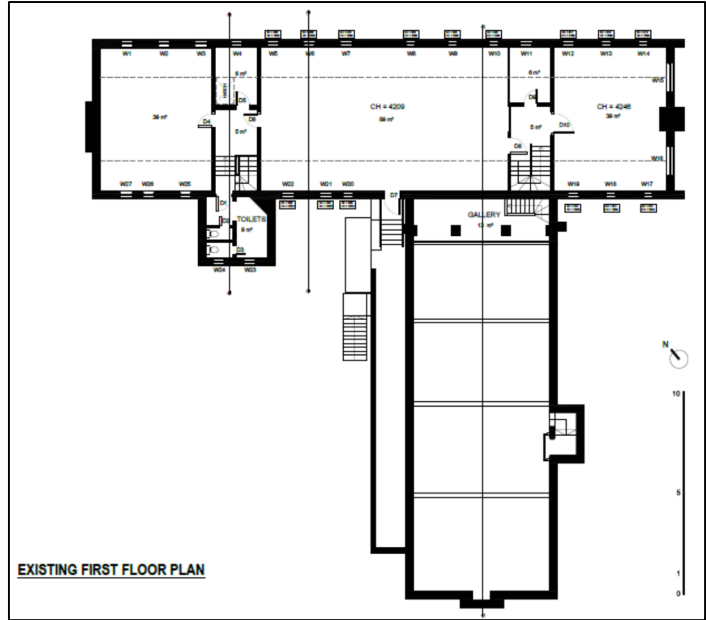
**Subject to contract**

69 Park Lane, Croydon, CR0 1BY  
**making property work**

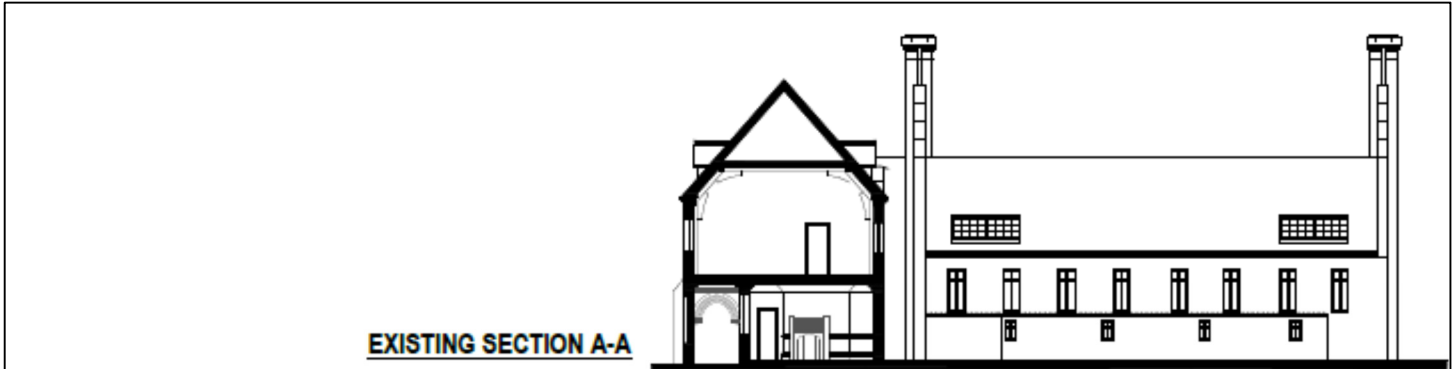
**020 8662 2700**



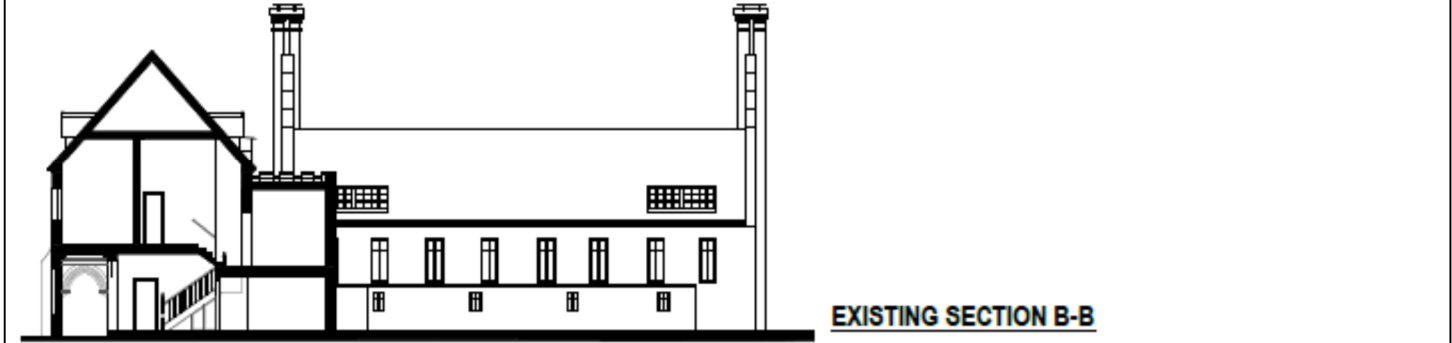
EXISTING GROUND FLOOR PLAN



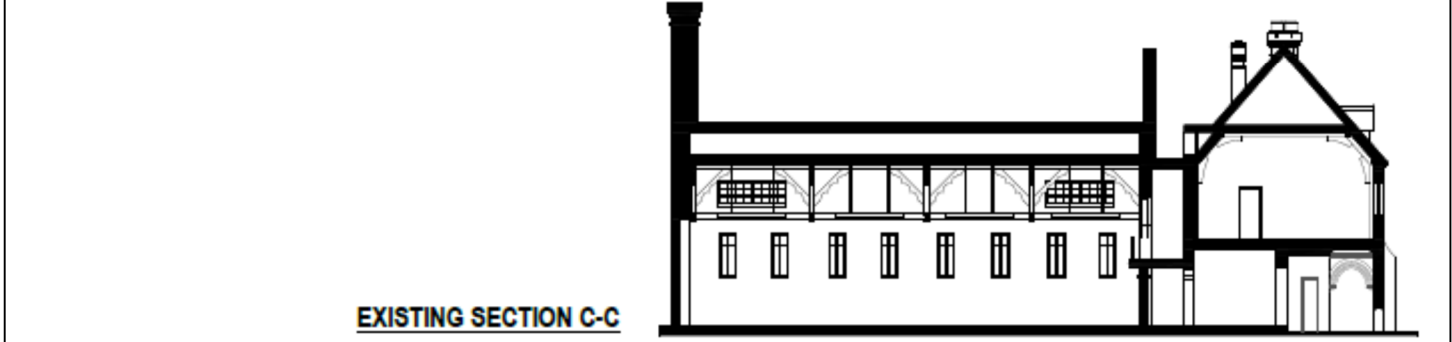
EXISTING FIRST FLOOR PLAN



EXISTING SECTION A-A



EXISTING SECTION B-B



EXISTING SECTION C-C

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