



James ashley
commercial
property consultants

142 Spa Hill | Norbury | London | SE19 3TU
TAKE AWAY SHOP & FLAT FOR SALE

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- ground & first floors
- rear yard
- 170.94 m² (1,840 ft²) approx.
- sui generis & c3 use classes
- price: £599,950 freehold
- development potential - s.t.p.

DESCRIPTION

Mid terrace shop currently trading as an established fish and chips take away (fully fitted), with a 3 bedroom flat above. The ground floor comprises a front sales area, kitchen, prep area, living room, storage and staff WC. The rear yard has a covered area and has further external storage.

The first floor flat is accessed internally and is arranged as 3 good size bedrooms and a bathroom WC all in good decorative order.

LOCATION

Situated on Spa Hill in a densely populated residential area, between Beauchamp Road and The Lawns, close to Beulah Hill (A215) and bordering Crystal Palace, Norbury and Thornton Heath.

Neighbouring occupiers include; Harvester, Spa Off Licence, JBS Bathrooms, Spa Hill Allotments, David Livingstone Primary School, New Silver Sea Chinese Take Away, St Cyprian's Greek School and Stones Gym.

Norbury and Thornton Heath mainline railway stations are both approximately 1 mile away, providing services to London Victoria, London Bridge, Clapham Junction, East Croydon, Watford, and Epsom. There are also buses serving the area located on Spa Hill.

ACCOMMODATION

| | | | |
|--------------|-----------------------------|-----------------------------|---------------|
| Ground Floor | 130.06 | 1,400 | |
| First Floor | 40.88 | 440 | |
| Total | 170.94 m² | 1,840 ft² | N.I.A. |

TENURE

Freehold, with full vacant possession on Completion.

BUSINESS RATES

We understand that the rateable value for the shop is currently £5,100. Contact Croydon Council on 020 8726 6000 to enquire what amount will actually be payable. The council tax payable for the flat above is £1,411.83 per annum.

VIEWING

Strictly by appointment only, through joint selling agents: -

James Stefanopoulos or Ashley Brudenell



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