



james ashley
commercial
property consultants

29 Brigstock Road | Thornton Heath | London | CR7 7JJ
ENTIRE BUILDING FOR SALE

29 Brigstock Road | Thornton Heath | London | CR7 7JJ | FREEHOLD FOR SALE

- ground, first & second floors with yard/parking
- 260.12 m² (2,800 ft²) approx.
- 'e' & 'c' use classes
- large shop (vacant on completion)
- 3 recently converted studio flats
- price: £1m freehold

DESCRIPTION

Double fronted mid terrace shop, arranged as open plan sales area, office, store rooms, WC with a large rear yard/parking accessed from Boswell Road (shop ERV £30,000 per annum).

The first and second floors are accessed from the front and provide 2 studio flats on the first floor and 1 studio flat on the second floor (flat ERV's £1,250-£1,300 per calendar month).

LOCATION

Situated in prominent position on Brigstock Road (B266), between Bensham Manor Road and Boswell Road (B273), in the centre of Thornton Heath.

Neighbouring occupiers include; Iceland, Tesco Superstore, Energie Fitness, Superdrug, Paddy Power, Costa Coffee, William Hill and Poundland, together with a good mix of other independent and local traders.

Thornton Heath mainline railway station is within walking distance, providing services to London Victoria, London Bridge, Clapham Junction, Sutton, Epsom and Watford.

ACCOMMODATION

Ground floor	139.35 m ²	1,500 ft ²	
First Floor	75.25 m ²	810 ft ²	
Second Floor	45.52 m ²	490 ft ²	
TOTAL	260.12 m²	2,800 ft²	N.I.A.

TENURE

Freehold, with vacant possession of the ground floor shop and rear yard on completion. The upper floors provide 3 self-contained studio flats accessed from the front.

BUSINESS RATES

We understand that the rateable value for the shop is £17,750 and the EPC rating is D. Contact Croydon Council on 020 8726 7000 to confirm what amount might be payable.

VIEWING

By prior arrangement by contacting the vendor sole agents:

James Stefanopoulos or Ashley Brudenell



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