



**james ashley**  
**commercial**  
property consultants

70 Brigstock Road | Thornton Heath | London | CR7 7JA  
SHOP WITH BASEMENT TO LET

# 70 Brigstock Road | Thornton Heath | CR7 7JA | SHOP WITH BASEMENT TO LET

- ground floor & basement
- 110.09 m<sup>2</sup> (1,185 ft<sup>2</sup>) approx.
- 'e' use class
- new lease available
- rent: £22,500 per annum
- close to train station

## DESCRIPTION

Mid terraced shop currently arranged as a front open plan sales area with a good ceiling height, rear office, large store room, kitchenette, single WC and rear access via Melfort Road.

We understand that the premises currently have an 'E' Use Class, which includes; retail, restaurant and leisure. Alternative uses will be considered, subject to planning.

## LOCATION

Situated in prominent position on Brigstock Road (B266), between Melfort Road and Parchmore 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. There are also buses serving the area located on Brigstock Road.

## ACCOMMODATION

Ground floor	86.86 m <sup>2</sup>	935 ft <sup>2</sup>	
Basement	23.23 m <sup>2</sup>	250 ft <sup>2</sup>	
TOTAL	110.09 m <sup>2</sup>	1,185 ft <sup>2</sup>	N.I.A.

## TENURE

A new Full Repairing and Insuring lease is being offered, on terms to be agreed.

## BUSINESS RATES

We understand that the current rateable value is £14,500. Contact Croydon Council on 020 8726 7000 to confirm what amount is actually payable.

## VIEWING

By prior appointment by contacting the landlords sole letting agents: -

**James Stefanopoulos or Ashley Brudenell**



✉ [info@james-ashley.co.uk](mailto:info@james-ashley.co.uk)

☎ 020 7127 8781

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