



James ashley
commercial
property consultants

1050-1052 London Road | Thornton Heath | CR7 7ND
PROMINENT SHOP/OFFICE TO LET

1050-1052 London Road | Thornton Heath | CR7 7ND | SHOP/OFFICE TO LET

- ground floor
- 90.11 m² (970 ft²) approx.
- 'e' use class
- alternative uses considered
- rent: £25,000 per annum
- busy vehicular road

DESCRIPTION

Ground floor shop/office currently arranged as a front sales area, with separate office, kitchen and WC.

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

LOCATION

Situated in a prominent position on the corner of London Road (A23) and Warwick Road, opposite Galpin's Road in Thornton Heath.

Neighbouring occupiers include; Tesco Express, Wester Union, McDonalds, DHL Express and Amazon Counter, together with good mix of other independent and local traders.

Thornton Heath mainline railway station is within walking distance, providing services to London Victoria, London Bridge, Caterham and Epsom. There are also buses serving the area located on London Road.

ACCOMMODATION

Ground floor	90.11 m ²	970 ft ²	N.I.A.
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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 £20,750. Contact Croydon Council on 020 8726 6000 to confirm what amount is actually payable.

VIEWING

By prior arrangement by contacting the landlords sole letting agents:

James Stefanopoulos or Ashley Brudenell



✉ info@james-ashley.co.uk

☎ 020 7127 8781

james-ashley.co.uk



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