



**James ashley**  
**commercial**  
property consultants

949 London Road | Thornton Heath | London | CR7 6JE  
SELF-CONTAINED MEDICAL PREMISES TO LET

# 949 London Road | Thornton Heath | CR7 6JE | MEDICAL USE/OFFICE TO LET

- ground floor
- 28.34 m<sup>2</sup> (305 ft<sup>2</sup>) approx.
- e use class (medical/office)
- new lease/licence
- rent: £9,500 per annum
- includes two parking spaces

## DESCRIPTION

Self-contained medical use office to let in good decorative order within a larger medical centre, with a separate kitchen, store cupboard, single WC and designated secure off-road parking for two vehicles.

The rent is inclusive of all utilities, but exclusive of service charge (currently at £1,200 per annum) and buildings insurance premium.

We understand that the premises currently have an 'E' Use Class, which includes medical and office uses.

## LOCATION

Situated just off London Road (A23) on the corner of Leander Road on the borders of Thornton Heath and Norbury in South West London.

Located in a predominantly residential area, there are various amenities to be found nearby on London Road, heading towards Norbury in the East and Thornton Heath to the West.

Thornton Heath mainline railway station is approximately 1 mile away, providing services to London Victoria, London Bridge, Clapham Junction, Sutton, Epsom and Watford. There are also various buses serving the area located on London Road.

## ACCOMMODATION

Ground floor	28.34 m <sup>2</sup>	305 ft <sup>2</sup>	N.I.A.
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## TENURE

A new Lease or Licence is available on terms to be agreed, depending on the length of tenancy required.

## BUSINESS RATES

We are advised that the current Rateable Value is £7,000. We understand that no rates will be payable as it is below the threshold and therefore small business rates relief would apply.

## VIEWING

Strictly by appointment only through retained landlords sole agents: -

**James Stefanopoulos or Ashley Brudenell**

