



James **ashley**
commercial
property consultants

1-3 High Street | Thornton Heath | Croydon | CR7 8RU
LARGE PRIME LOCK-UP SHOP TO LET

- ground floor
- 142.14 m² (1,530 ft²) approx.
- 'e' use class
- new lease available
- rent: £40,000 per annum
- alternative uses considered - s.t.p.

DESCRIPTION

Large prime corner retail unit to be offered in a shell condition ready for fit out and with an open plan sales area, with a rear single WC.

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

LOCATION

Situated in prime position on the High Street (B266) on the corner of Nursery Road, between Gilsand Road and Nursery Road, in the centre of Thornton Heath.

Neighbouring occupiers include; The Post Office, Chicken Cottage, Domino's Pizza, Premier, Shoe Zone, The Salvation Army, Subway, Costa Coffee, Boots Opticians, Admiral, Poundland, Paddy Power and William Hill, 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 the High Street.

ACCOMMODATION

Ground floor	142.14 m ²	1,530 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 previous rateable value was £32,000. Contact Croydon Council on 020 8726 7000 to confirm what amount might be payable.

VIEWING

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

James Stefanopoulos or Ashley Brudenell

