

DEVELOPMENT OPPORTUNITY

**56 HEATH ROAD, THORNTON HEATH
CROYDON, CR7 8NE**

OIRO: £995,000



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| LOCATION | The property is situated on the north side of Heath Road, close to the junction with Luna Road and Norbury Road and is a ten minute walk from Thornton Heath train station. |
| SITE: | The site measures approximately 10,000 sq ft and the site currently consists of a derelict recreational club. |
| POTENTIAL: | The site would suite a variety of uses subject to the planning consent being granted. |

Important:

Whilst these particulars are believed to be correct, they are provided merely as a general guide to the property and do not and shall not hereafter become part of any offer or contract. Any person with an interest in the property should satisfy themselves as to any matters concerning the premises by inspection or otherwise as to their correctness. Neither Kinleigh Folkard & Hayward nor any of their employees or agents have authority to make or give any representation or warranty in relation to the property.

TERMS

TENURE: The owners are selling the freehold of the site and looking to achieve offers in the region of £995,000

LEGAL COSTS: Each party is to bear their own legal and surveying costs incurred in this matter.

VIEWINGS: Strictly by appointment via the owners.

Kinleigh Folkard & Hayward
Commercial Property Services

BEN KAYE
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0208 739 2071

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