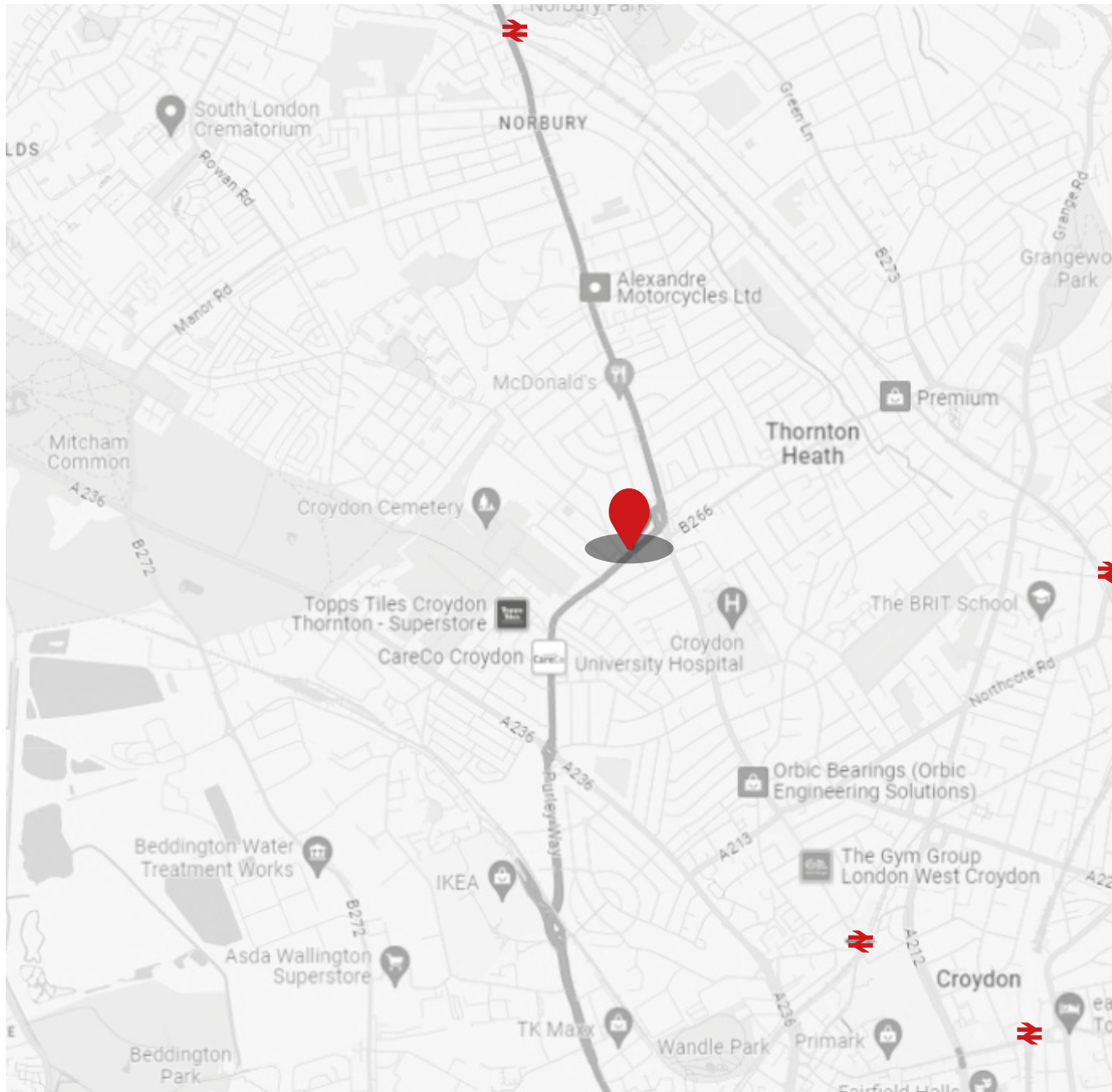




42 Thornton Road, Thornton Heath, Croydon CR7 6BA

Vacant freehold commercial building for sale



- Freehold commercial building for sale
- Class E planning status
- Two storey building c.1,050 sqft
- Yard and workshop 750 sqft
- Potential development angles (STPP)
- Suitable for continued commercial use
- OIRO £490,000 F/H

Description

The subject property occupies a prominent road facing position on Thornton Road (A23) within the London Borough of Croydon. The property is a two-storey commercial building measuring c.1,050 sqft (plus a converted loft space) currently owner-operated as a car audio sales centre/workshop. To the rear of the property there is a yard measuring c.434 sqft and a detached workshop/double garage measuring c. 322 sqft. The property is in fair condition and connected to all main services.

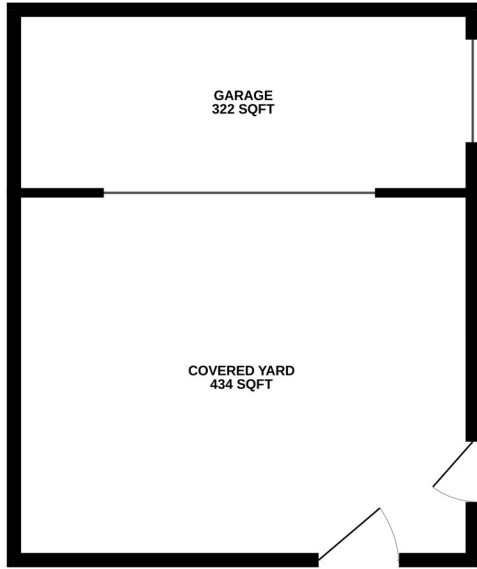
The property has been owner-operated as a car audio sales centre/workshop under the same ownership for 16 years. The property would appear to lend itself to partial redevelopment (STPP) or continued commercial use.

The property is offered for sale with full vacant possession.

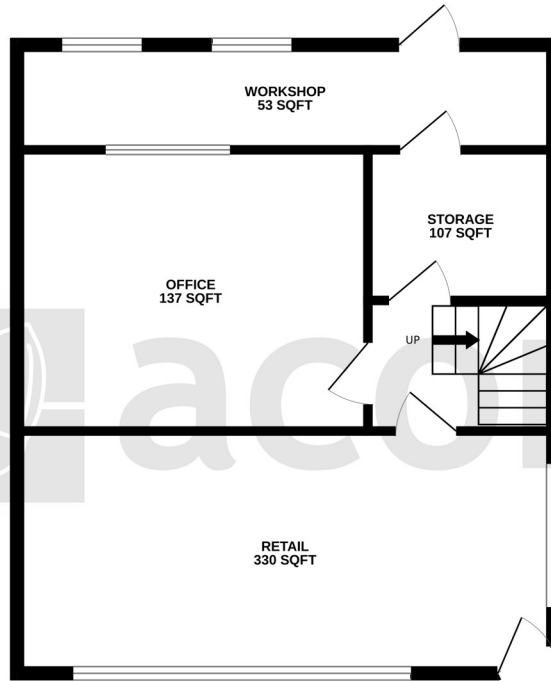
Location

The property is located on Thornton Road (A23) adjacent to the junction with Fairlands Road. The property is the corner-end plot on a parade of predominantly mixed use properties. Nearby businesses are mostly independent operators with the exception Thornton Heath Bus Garage, Tesco Superstore and Enterprise Car & Van Hire. Thornton Heath mainline station is 0.7 miles from the property operating regular direct services into London Victoria (26m), London Bridge (36m) as well as other surrounding areas.

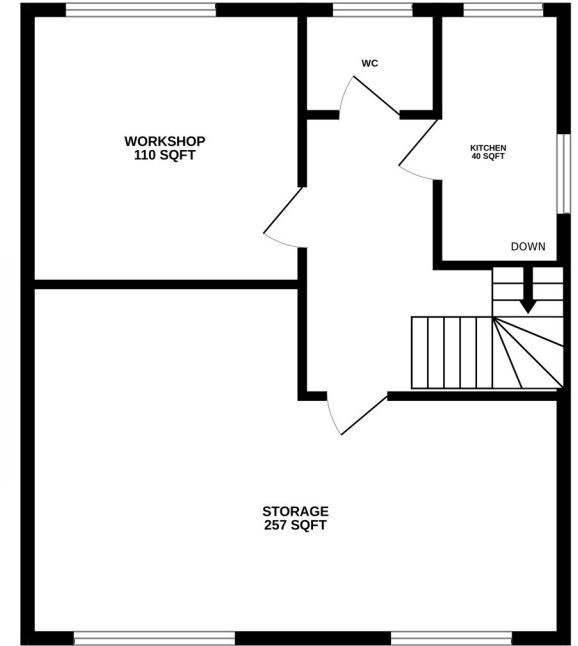
YARD & GARAGE



GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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Terms

Unconditional offers in the region of £490,000 are sought for the vacant freehold.

VAT

VAT is not applicable for the sale of the subject property.

Business Rates

According to the summary valuation effective 1st April 2023, the properties rateable value is £6,900. We therefore understand rates payable to be in the region of £3,450 for the periods 2023/2024. However, interested parties are advised to visit the Valuation Office Agency website to calculate occupier specific rates.

Viewings

All viewings are strictly by prior appointment with Acorn's Commercial & Development Division.

Further Information

The following is available upon request:

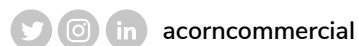
- Floorplans
- Additional Photography



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