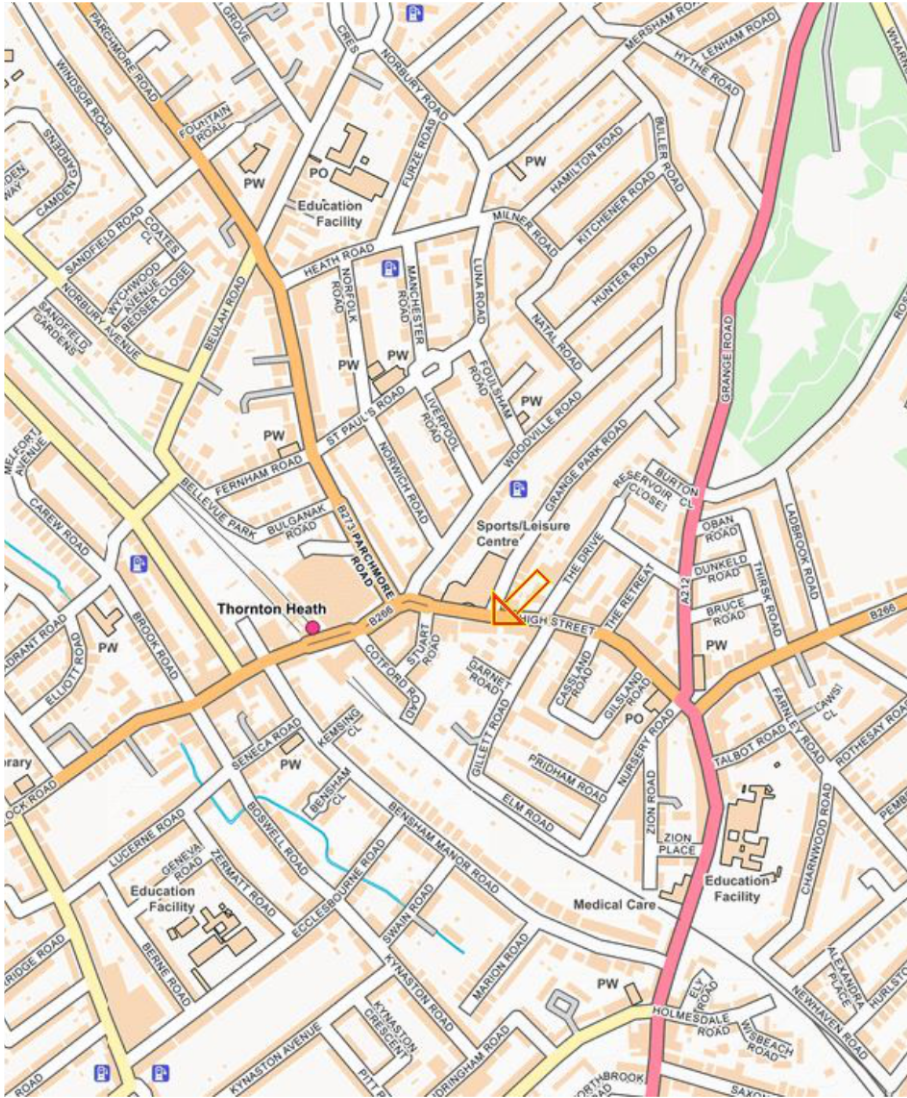


"FOR SALE"

Shop With Residential Upper Parts In Thornton Heath

93/93A High Street Thornton Heath CR7 8RY





Location

The premises are situated on the B266 Thornton Heath High Street. The unit is set in a mixed parade of both chain and independent commercial operators with residential uppers, directly opposite the Thornton Heath Leisure Centre. This location benefits from heavy pedestrian footfall and traffic flow with many bus routes passing through and Thornton Heath Overground station within quarter of a mile.

Description

The ground floor and basement floor are a lock-up E-class unit currently let to a firm of solicitors. The ground floor is comprised of a main office area to the front, leading on to an additional office WC & kitchenette to the rear. There is also yard space at the back of the property. The basement is head height providing usable office/ storage space. The unit is well maintained and was refurbished in 2018.

The upper parts are comprised of a large three bed flat, set over two floors, which is currently let on an Assured Shorthold Tenancy (AST). The first floor contains a bath with shower/WC, double bedroom with kitchen/living area. The second floor contains another 2 double bedrooms and a large bathroom, shower cubicle and WC. The flat was refurbished to a high standard in 2018.

Lease details

Shop: Let on 15-year F. R. & I. lease (inside the LTA 1954) at a rent of £18,000 Per Annum which commenced in 2018 with rent reviews 5 yearly (rent review outstanding from 2023), with a tenant break in 2028.

Residential Upper Parts: Let on a 6 month AST, which has now become periodic, at a rent of £1,400 per calendar month.

Accommodation:

Shop
 Ground Floor 890 sq. ft. (82.7m²)
 Basement 525 sq. Ft. (48.8m²)

Residential Upper Parts
 3 X double bedrooms
 Kitchen/living room
 2 X WC/bathroom

16 Norwood Road
 Herne Hill
 London
 SE24 9BH

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www.gallowayscommercial.co.uk

93/93A High Street Thornton Heath CR7 8RY



EPC Rating

Commercial premises: E-119

Residential premises: C-71

Rates

Commercial premises Rateable Value £16,500.00

Terms

For sale at offers in the region of £575,000.00.

VAT

The property is not registered for VAT.

Viewing

By appointment with Galloways Commercial either on info@gallowayscommercial.co.uk or 0208 678 8888.

Legal Costs

Each party to pay own legal costs.

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