



COMMERCIAL UNIT - TO LET

HS HUGGINS STUART
EDWARDS

812 London Road Thornton Heath CR7 7PA
£17,500 PAX 685 SQFT (63.70 SQM)

**812 London Road Thornton Heath
CR7 7PA**

TO LET

Approx 685 sqft (63.73 sqm)

DESCRIPTION

Commercial unit and rear store in a prominent position on the busy London Road. The property is due to be refurbished and offered in shell and core condition. Further incentives available subject to terms agreed.

A 4 bedroom maisonette may also be available and the property can be let as a whole for additional rent, details on application.

Shop	451 sqft	41.90 sqm
Store	235 sqft	21.83 sqm
TOTAL	685 sqft	63.87 sqm

USE

From the 1st September 2020 the property will be classed under F.2 (Commercial Business & Service) which permits a much wider variety of uses than would have previously been suitable for this property, to confirm if your business would be suitable please check the explanatory memorandum provided by The Government:

https://www.legislation.gov.uk/ukxi/2020/757/pdfs/ukxiem_20200757_en.pdf

RENT

£17,500 per annum exclusive

LEASE

New lease. Terms to be agreed.

LOCATION

Positioned on the busy London Road which connects Thornton Heath with Streatham and Central London in the North and

Croydon to the South. The property is situated in a parade of retail properties offering a variety of local trades and services, Lidl supermarket is also located nearby providing free off-street customer parking for up to 90 minutes. The 109 & 60 bus routes provide regular services to Brixton, Croydon, Streatham and Old Coulsdon and bus stops are located a short distance from the property. Mainline rail services are available from Thornton Heath train station, approximately 15 minutes walk away.

RATES

Rateable value: £7,900 (information taken from Valuation Office website).

Non-domestic uniform rates payable at 49.1p in the £ (2019/20). Subject to eligibility 100% rate relief may be available, enquiries should be directed to the local authority.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by appointment via sole agents Huggins Stuart Edwards.

CONTACT

Huggins Stuart Edwards – Croydon Office
102- 104 High Street, Croydon, CR9 1TN
T: 020 8688 8313
E: croydon@hsedwards.co.uk

DATE

September 2020

FOLIO NUMBER

30011

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

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10 WEST STREET
EPSOM
KT18 7RG
01372 740555

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CROYDON
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