



**OFFICE AND STORAGE FOR SALE**

**HS HUGGINS STUART  
EDWARDS**

**Lower Ground Floor 361-363 Bensham Lane,  
Thornton Heath, CR7 7ER  
FROM 376 SQFT TO 820 SQFT APPROX**

**Lower Ground Floor 361-363 Bensham Lane, Thornton Heath, CR7 7ER**

## FOR SALE

**From 376 sqft (34.94 sqm) to 820 sqft (76.17 sqm) approx.**

### DESCRIPTION

Two self-contained lower ground floor commercial units for sale, each with separate pedestrian accesses from Bensham Lane. The properties are available by way of separate long leasehold interests. Both benefit from office and storage use. 361 benefits from an internal W.C with kitchen and partitioned rooms, with 363 providing open plan storage.

Unit	Area (approx.)	Price
361	376 sqft	£61,000
363	444 sqft	£40,500
TOTAL	820 sqft	£101,500

### LEASES

Both units are held on separate 125 year leases commencing from 6<sup>th</sup> April 2005 each with a ground rent of £100 per annum rising to £200 pa in 2030, £400 pa in 2055, £800 pa in 2070 and £1,600 pa in 2090.

### LOCATION

The properties are accessed to the rear of 361 & 363 Bensham Lane. The building is situated close to the junction with Brigstock Road and its amenities

including a convenience store, Thornton Heath Library and Trumble Gardens. Thornton Heath centre is also less than half a mile away which benefits from a number of national and local occupiers providing a wide range of services. Thornton Heath Train Station is approximately 7 minutes walk away providing regular services to London Victoria, West & East Croydon Stations and Sutton. The M23 is less than 30 minutes drive away.

### EPCs

It is our understanding 361 qualifies for exemption under MEES regulations and an EPC is not currently required for 363.

### 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  
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**DATE**                      **FOLIO NUMBER**  
January 2021              30035(CL)

### SUBJECT TO CONTRACT

**Important: See Disclaimer Notice to the Right.**



**HUGGINS STUART  
EDWARDS**

**COMMERCIAL ESTATE AGENTS  
PROPERTY CONSULTANTS**

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