



FREEHOLD FOR SALE

818 London Road, Thornton Heath, CR7
7PA

FOR SALE

Approx 1,817 sqft (168.82 sqm)

DESCRIPTION

Opportunity to acquire a mixed-use investment on the busy London Road. The property comprises a ground floor shop, with residential accommodation above and to the rear. The flats are currently producing a combined income of £49,200 per annum. The shop is currently owner occupied so there is potential to further increase this income on reletting if desired.

Shop	451 sqft	41.91 sqm
Rear Flat	371 sqft	34.46 sqm
1 st Floor Flat	369 sqft	34.28 sqm
2 nd Floor Flat	416 sqft	38.65 sqm

PRICE

Offers invited in the region of £875,000.

TENURE

Freehold subject to the existing 12 month AST's for the flats. Alternatively the property can be offered with full vacant possession.

INCOME

Rear Flat: £1,300 PCM (£15,600 per annum)

1st Floor Flat: £1,400 PCM (£16,800 per annum)

2nd Floor Flat: £1,400 PCM (£16,800 per annum)

Total Current Income: £4,100 PCM (£49,200 per annum)

ERV of Shop: £15,000 per annum exclusive

Potential Income: £64,200 per annum.

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 property is well served by local buses. Mainline rail services are available from Thornton Heath train station, approximately 15 minutes walk away.

RATES & COUNCIL TAX

Shop Rateable Value: £5,300 (rates payable at 49.9p in £)

Rear Flat: Council Tax Band A

1st & 2nd Floor Flats: Council Tax Band C

EPC

818a :D-61 818: C-78

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

May 2025

FOLIO NUMBER

30270

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

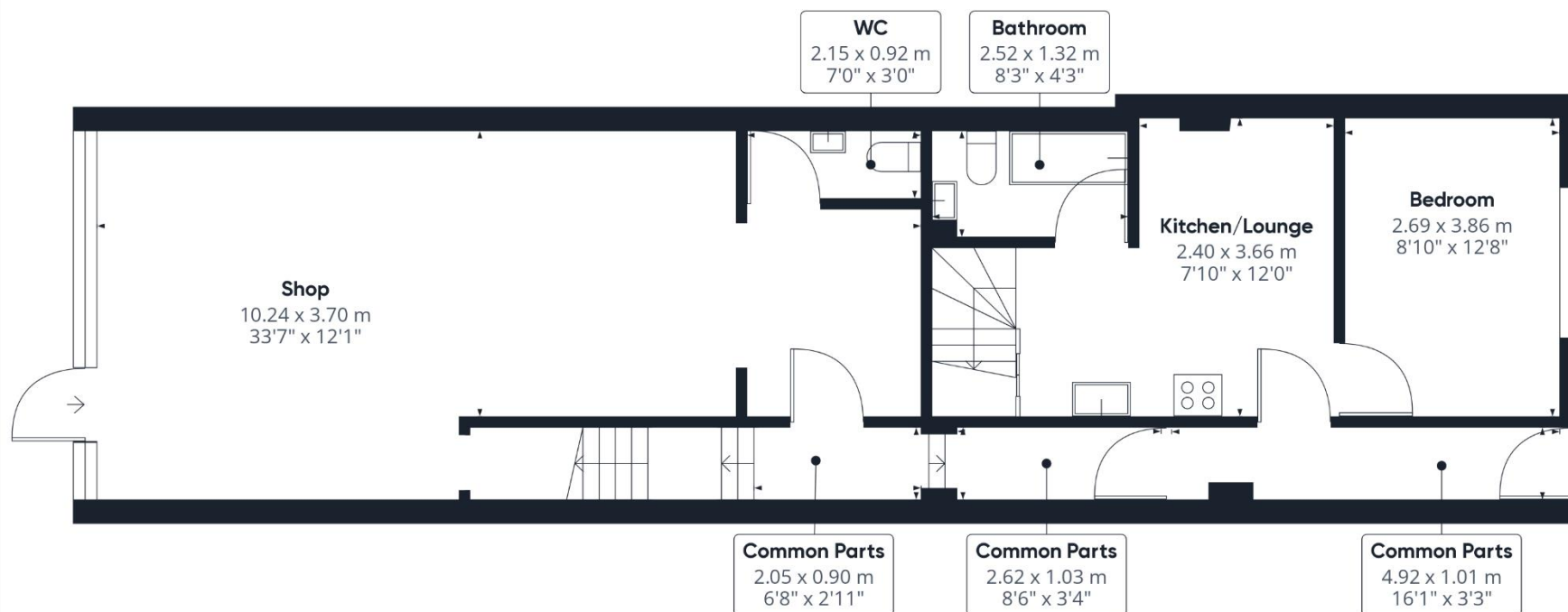
**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

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Approximate total area⁽¹⁾
82.11 m²
883.81 ft²

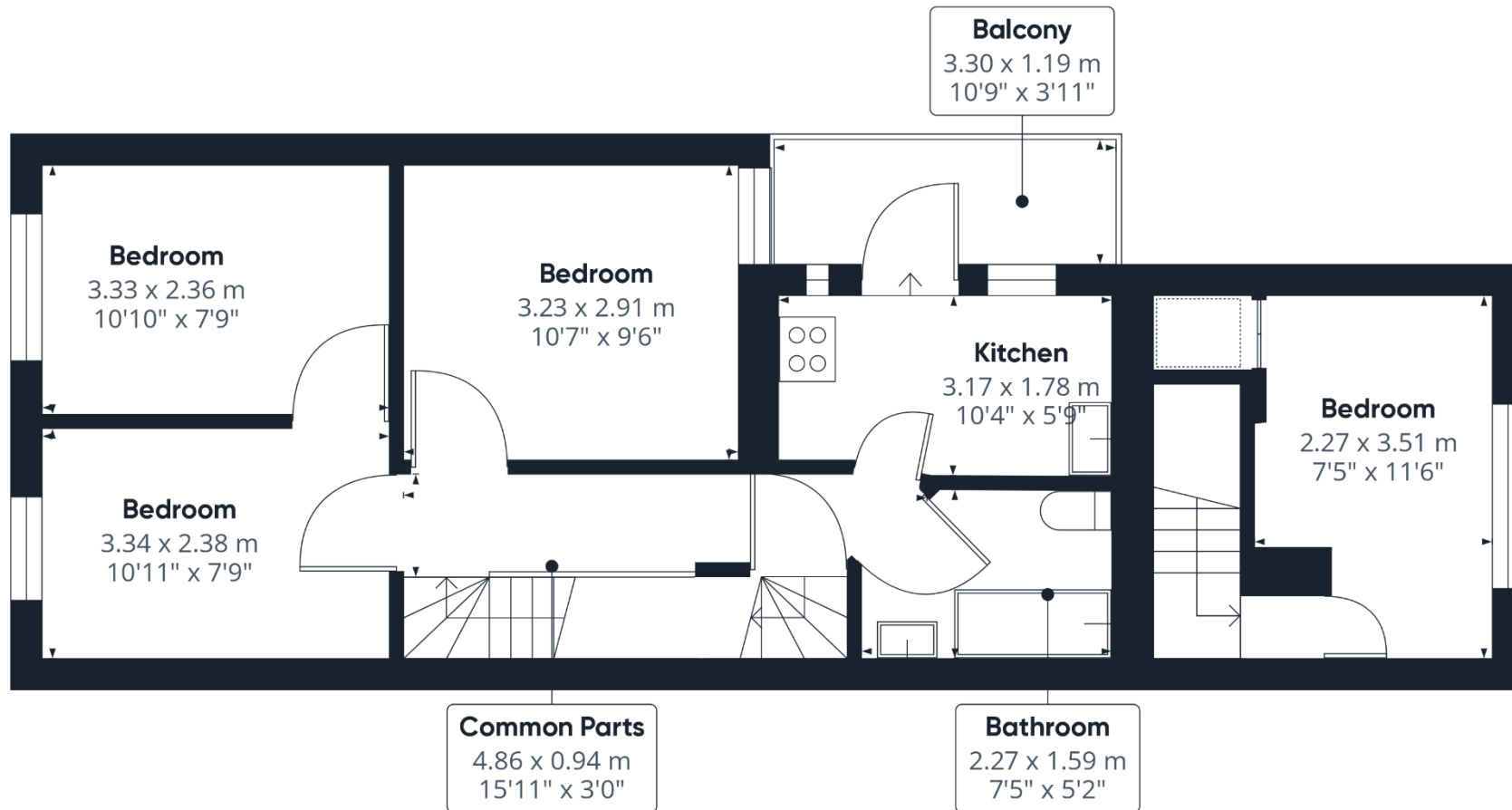
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Ground Floor



Approximate total area⁽¹⁾

47.32 m²

509.35 ft²

Balconies and terraces

3.92 m²

42.19 ft²

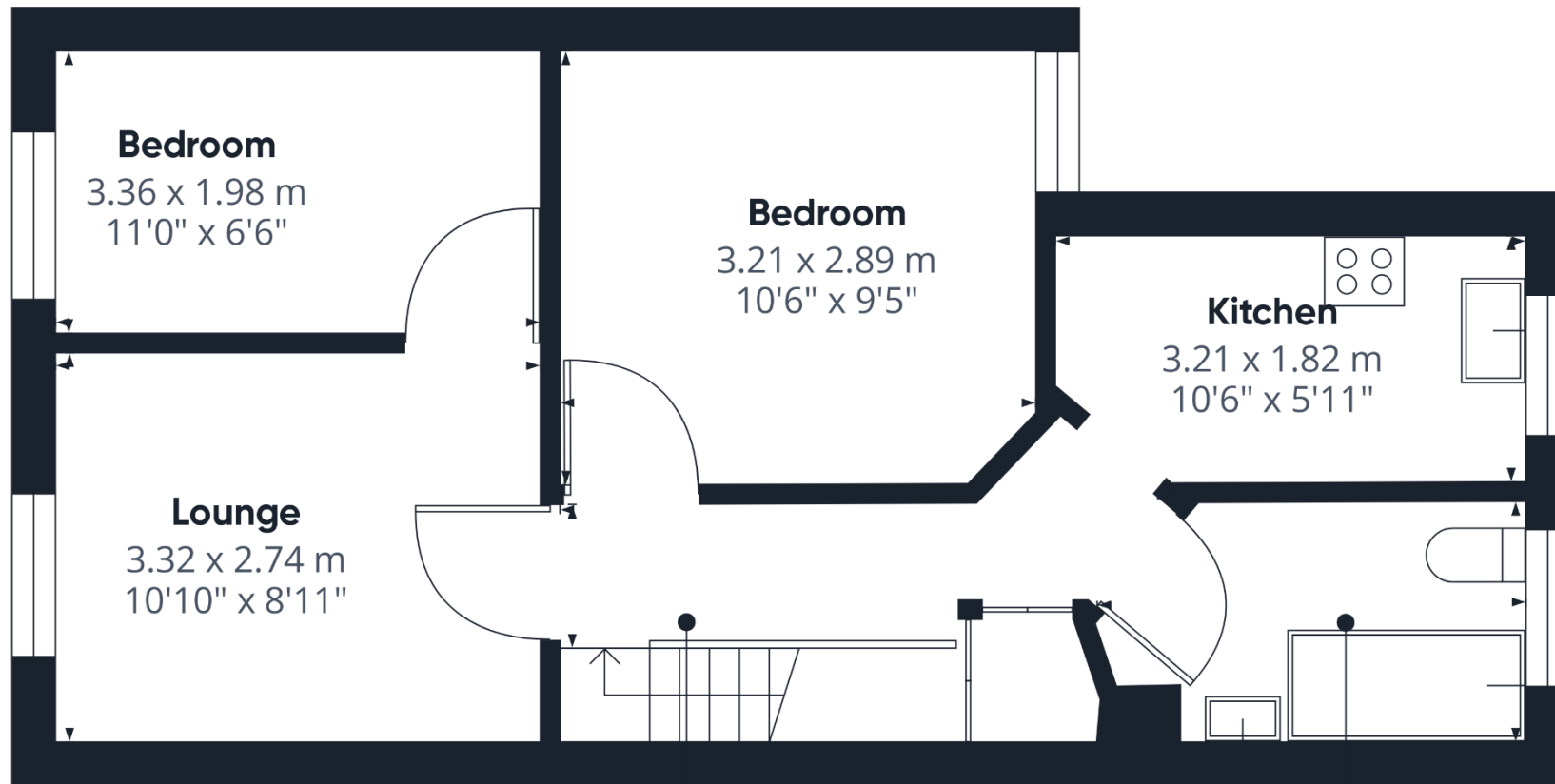
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GIRAFFE360

Floor 1



Approximate total area⁽¹⁾
39.39 m²
423.99 ft²

(1) Excluding balconies and terraces

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