



COMMERCIAL PROPERTY TO LET

HS HUGGINS STUART
E EDWARDS

98 Beulah Road, Thornton Heath, CR7 8JF
£12,000 PAX

98 Beulah Road, Thornton Heath, CR7 8JF

TO LET

Approx 493 sqft (45.78 sqm)

DESCRIPTION

Opportunity to occupy a self-contained commercial unit in a popular local parade a short distance from the centre of Thornton Heath. The property would suit a variety of commercial uses under Class E, including retail, office & medical use. The property benefits from a private rear office, a kitchenette, W.C. and an electric roller shutter providing additional security.

Main Sales/Office	360 sqft	33.48 sqm
Rear Office	110 sqft	10.21 sqm
Kitchenette	23 sqft	2.09 sqm
TOTAL	493 sqft	45.78 sqm

RENT

£12,000 per annum exclusive

LEASE

New lease to exclude the security of tenure and compensation provisions of the Landlord & Tenant Act 1954 Part II. Terms to be agreed.

USE

Class E (Commercial Business & Service)

EPC

C 63

LOCATION

Situated close to the junction with Bensham Grove the property forms part of a commercial parade with a variety of independent traders. Free on-street customer parking for up to 1 hour is available immediately outside the property. The property is well served by local transport with a bus stop outside the property and Thornton Heath Train station approximately 10 minutes walk away.

RATES

Rateable value: £5,500. Rates payable at 49.9p in the £ (2021/22) Small business rate relief may be available subject to eligibility.

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

January 2022

FOLIO NUMBER

30100

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

102-104 HIGH STREET
CROYDON
CR9 1TN
020 8688 8313

APEX HOUSE
10 WEST STREET
EPSOM
KT18 7RG
01372 740555

Huggins Stuart Edwards Commercial Ltd is a limited company registered in England & Wales. Company number 12280950. Registered office: Apex House, 10 West Street, Epsom, KT18 7RG. Huggins Stuart Edwards Commercial Ltd for themselves and for vendors or lessors of this property whose agents they are give notice that the particulars are set out as general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Huggins Stuart Edwards Commercial Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. The properties are offered subject to contract and being unsold or unlet and no responsibility is taken for any inaccuracy or expenses incurred in viewing. Huggins Stuart Edwards Commercial Ltd have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination or tested any of the services and no warranty is given or implied. The purchasers or lessees are responsible for making their own enquiries in these regards.

www.hsedwards.co.uk