



Unit 4, Ambassador House, Brigstock Road, Thornton Heath, CR7 7JG

Class A1 retail Unit TO LET

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Unit 4, Ambassador House, Brigstock Road, CR7 7JG

£13,000 + VAT per Annum Leasehold

LOCATION: - The property is located in a busy pedestrian parade directly opposite Thornton Heath station at the junction where Brigstock Road meets the High Street, Thornton Heath. The premises benefits from a high pedestrian footfall generated by the station and is in within 100 yards of a Tesco Superstore.

DESCRIPTION: - The premises comprise a ground floor retail unit with floor to ceiling glazed frontage and glazed entrance door. The property was trading as a clothes shop within Class A1 Use and would be suitable for a number of retail uses. The main retail area is approximately 570ft². to the rear of the unit is a small kitchenette and WC

ACCOMMODATION:

Net frontage	4.3m (14.1')
Overall shop depth	12.37m (40.6')
Main sales area	53.3m ² (573ft ²)
Rear kitchenette & WC	

USE/PLANNING: - We understand the property currently falls within Class A1 (Retail) of the current Classes Order and is considered suitable for a variety of retail trades.

TENURE: - The property is offered by way of a new lease, the length of which is to be negotiated.

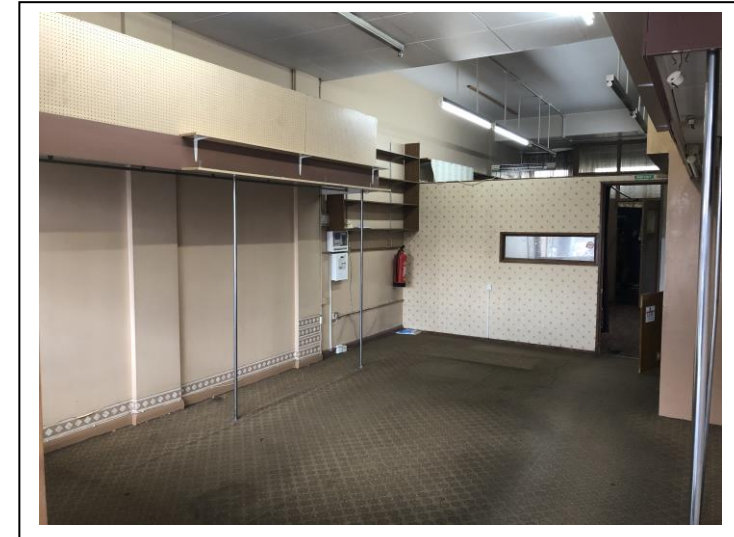
RENT/PRICE: - An initial rent of £13,000 (Fifteen thousand pounds) per annum is sought. Please note this property is subject to VAT

BUSINESS RATES: - The property has a rateable value of £13,000. Interested parties should contact the local authority to confirm the rates PAYABLE.
www.tax.service.gov.uk/business-rates-find/search

EPC RATING: - The property has an Energy Performance Certificate rating of 67 within Band C Rating

VAT: - See above

VIEWINGS: - Viewings by prior arrangement – please telephone 0208 681 2000.



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Viewings by prior arrangement - call our team for more information

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