



Ambassador House, Brigstock Road Thornton Heath, CR7 7JG

Large A1 retail Unit TO LET

020 8681 2000 | info@hnfproperty.com



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£18,000 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 sliding entrance door. The property was trading as a beauty salon within Class A1 Use and would be suitable for a number of retail uses. The main retail area is approximately 850ft² that has two glass walled treatment rooms to the rear plus a good sized kitchen/staffroom and male and female WCs.

ACCOMMODATION:

Net frontage	7.4m (24.2')
Overall shop depth	13.84m (45.5')
Main sales area	79m ² (850ft ²)
2 x treatment rooms	10.3m ² (111ft ²)
Rear kitchen/staffroom plus two WCs	24.4m ² (305.7ft ²)

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 £18,000 (Twenty two thousand five hundred pounds) per annum is sought.

BUSINESS RATES: - The property has a rateable value of £31,250. 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 75 within Band C Rating

VAT: - All rental and capital figures quoted within these details are exclusive of V.A.T. unless otherwise stated.

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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