



# 327 Bensham Lane, Thornton Heath, Surrey, CR7 7ER

Self-contained office

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## £8,000 Leasehold

**LOCATION:** - The property is situated fronting Bensham Lane on the corner of Torridge Road. Bensham Lane is a link road and the property benefits from a reasonable amount of passing vehicular traffic and steady pedestrian foot flow. The property is within walking distance of Thornton Heath train station.

**DESCRIPTION:** - The property comprises a ground floor self-contained office previously occupied by a firm of solicitors and is suitable for a variety of office type users. The property benefited by a small reception area leading into a reasonable sized office with a further office at the rear and WC off the second office.

### **ACCOMMODATION:**

Gross Frontage	6.7m (22')
Internal Width	6.88m (22'5)
Office	17.6m <sup>2</sup> (200ft <sup>2</sup> )
Rear Office	14.86m <sup>2</sup> (160ft <sup>2</sup> )
<b>Total</b>	<b>39.01m<sup>2</sup> (420ft<sup>2</sup>)</b>

Internal WC.

**USE/PLANNING:** - We understand the property falls within Class A2 (Retail/Office) of the current Town and Country (Use Classes) Order and would suit a variety of occupiers. Prospective tenants are advised to make their own enquiries of the Local Planning Authority concerning existing and potential changes of use prior to offer.

**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 £8,000 (nine thousand pounds) per annum exclusive is sought.

**BUSINESS RATES:** - The property has a ratable value of £5,600. Interested parties should contact the local authority to confirm the rates PAYABLE.

[www.tax.service.gov.uk/business-rates-find/search](http://www.tax.service.gov.uk/business-rates-find/search)

**EPC RATING:** - The property has an Energy Performance Certificate rating of 108 falling within Band E 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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