



# 242 Brigstock Road, Thornton Heath, Surrey, CR7 7JD

Class A1 / A2 Shop To Let

020 8681 2000 | [info@hnfproperty.com](mailto:info@hnfproperty.com)



specialist advice on all property matters

# 242 Brigstock Road, Thornton Heath, Surrey, CR7 7JD

## Amount: £12,500 pa Leasehold

**LOCATION:** - The property is situated midway along Brigstock Road between the junctions of Colliers Water Lane and Nuffield Road. Brigstock Road is a busy link road between Thornton Heath and the A21 London Road. It is set within a small local parade and benefits from busy vehicular traffic and is on a main bus route. The area around Brigstock Road is densely populated and benefits from a consistent pedestrian foot flow.

**DESCRIPTION:** - The property comprises of a ground floor lock-up shop which used to be Corals Bookmakers and benefits from Class A2 use. It has a main retail area plus offices and male and female toilets.

**USE/PLANNING:** - We understand the property falls within Class A1 (General Retail) and Class A2 of the current Town & Country Planning (Use Classes) Order and is considered suitable for a variety of retail and professional services office use.

**ACCOMMODATION:**

Internal frontage	4.63m (15'2)
Overall shop depth	15.4m (48'9) approx.
Main sales area	37.5m <sup>2</sup> (405.6ft <sup>2</sup> )
Secondary retail area/	
Office	14.4m <sup>2</sup> (155.8ft <sup>2</sup> )
Small storeroom	
Kitchen	
2 WCs	

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

**RENT:** - £12,500 per annum is sought.

**BUSINESS RATES:** - The property has a ratable value of £7,800. 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:** - A new EPC has been commissioned and will be added once received

**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.



020 8681 2000

[www.hnfproperty.com](http://www.hnfproperty.com)  
[info@hnfproperty.com](mailto:info@hnfproperty.com)

 @hnfprop

Viewings by prior arrangement - call our team for more information

HNF Property for themselves and for the vendors or lessors of this property whose agents they are give notice that:  
3) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract.  
4) no person in the employment of HNF Property has any authority to make or give any representative warranty whatever in relation to this property.



specialist advice on all property matters