



189A Livingstone Road, Thornton Heath, Surrey, CR7 8JZ

Office, store and yard to let - considered suitable for a variety of operations

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189A Livingstone Road, Thornton Heath, Surrey, CR7 8JZ

£25,000 Per Annum Exclusive – new Lease

LOCATION: - The property is situated fronting Livingstone Road, in a mainly residential environment between the centre of Thornton Heath and Crystal Palace. The property has good road links to surrounding areas including a main bus route on the A215 which is just a short distance away. Thornton Heath has a mainline station, and the property is within easy walking distance of Grangewood Park which provides open spaces. The property is well positioned to service South-East London.

DESCRIPTION: - The property comprises a single storey commercial property, recently refurbished, with a dedicated secure yard. The property is arranged as a main open plan store / workroom, additional workroom / office, reception / circulation areas and WC and shower room. The property has double glazed windows, electric central heating (not tested) and reasonably good natural light. The property is considered suitable for a wide variety of uses and the availability of this type of property is somewhat of a rarity.

ACCOMMODATION:-

Reception area /	
Kitchenette	20.65m ²
Middle area	7.9m ²
Main work /	
storage space	63.76m ²
Office / Workroom	17.39m ²
Total	109.7m ² (1,080ft ²) approx.
Large shower room	
WC	
Yard	76.25m ² (820ft ²) approx.
Yard store	

USE/PLANNING: - We understand the property falls within Class E of the current Town & Country (Use Classes) Order and was most recently used for storage and office purposes.

The property is considered suitable for a wide variety of uses but is not suited to heavy industrial purposes due to its residential location. Interested parties should make their own enquiries of the Local Planning Authority prior to any offer made.

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

RENT/PRICE: - An initial rent of £25,000 per annum exclusive is sought.

BUSINESS RATES: - The property has a ratable value of £7,700. Interested parties should contact the local authority to confirm the rates PAYABLE as transitional reliefs may apply.
www.tax.service.gov.uk/business-rates-find/search

EPC RATING:- The property has an EPC rating of 108 within band E.

VAT:- Interested parties are advised to make further enquiries as to the VAT status of the property prior to offer.

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

020 8769 0161

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Viewings by prior arrangement - call our team for more information

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25th April 2022



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