



164 Gillett Road, Thornton Heath, CR7 8SN

A freehold two storey detached commercial building with a rear yard for sale
with vacant possession

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164 Gillett Road, Thornton Heath, Surrey, CR7 8SN

Guide Price: £250,000 (Two hundred and fifty thousand pounds)

LOCATION: - The property is situated fronting Gillett Road, a predominantly residential side road off of Thornton Heath High Street. Thornton Heath High Street is and is a bus route, and Thornton Heath mainline station is 0.3 miles away. The High Street offers a mixture of local independent traders as well as larger national chains. There are short-term parking bays in front of the subject property. The surrounding area is a densely populated residential catchment which the property is able to service. Behind the property is a yard containing an electrical substation.

DESCRIPTION: - The property comprises a detached commercial building set across two floors. There is a rear yard. The ground floor is currently partitioned as an entrance lobby, main office area and WC. At first floor there is an open plan office space and a WC. The property would benefit from a programme of light modernisation throughout. Most recently used as an office; the premises is considered suitable for a variety of uses within Class E such as quasi-medical and professional services making it suitable both for owner occupiers or investors alike.

ACCOMMODATION: -

Ground Floor

Gross internal area - 40.998m² (441ft²) approx.
WC
Rear Yard

First Floor

Gross internal area - 33.927m² (365ft²) approx.
WC

TENURE: - The property is to be offered by way of a disposal of the freehold interest with vacant possession.

USE/PLANNING: - We understand that the property currently falls within Class E of the current Town and Country Planning (Use Classes) Order.

Interested parties should make enquiries of the Local Authority with regards to their intended use prior to offer.

PRICE: - £250,000 (Two hundred and fifty thousand pounds).

BUSINESS RATES: - The property will have a rateable value of £10,500 from 1 April 2026.

Interested parties should make enquiries of the Local Authority with regards to the rates payable.

EPC RATING: - The property has an EPC rating of 183 within band G.

VAT: - We understand from the vendor that the property is not elected to VAT.

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

020 8769 0161

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Date: 31/03/2026



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