



## 75 High Street, Thornton Heath, CR7 8RY

A ground floor kiosk sized lock-up shop to let on a new lease.

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# 75 High Street, Thornton Heath, CR7 8RY

## Rent: £15,000 (fifteen thousand pounds) p.a.x.

**LOCATION:** - The property is situated with frontage to Thornton Heath High Street directly opposite a popular leisure centre and surrounded by a mixture of single and multiple occupiers. Thornton Heath High Street is a main through road from Croydon to Streatham benefiting from constant vehicular traffic being on many bus routes and reasonable pedestrian foot-flow. The surrounding area is a densely populated residential catchment which the property is able to service. Thornton Heath station is within walking distance and there are short term parking bays on the High Street.

**DESCRIPTION:** - The property comprises a small ground floor kiosk sized retail shop which is in a predominantly retail area. The shop previously traded as a grocery retailer but is considered suitable for a variety of uses such as retail, office, or other uses within Class E.

**ACCOMMODATION:** -

Gross frontage 3.696m (12ft) approx.  
Shop depth 7.308m (24ft) approx.  
Sales area 27.010m<sup>2</sup> (290ft<sup>2</sup>) approx.

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

**USE/PLANNING:** - The property currently falls within Class E (Retail / Office) of the Town and Country Planning (Use Classes) Order and would suit a variety of uses.

**Interested parties should make enquiries of the local authority in respect of their intended use prior to offer.**

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

**RENT:** - An initial rent of £15,000 (fifteen thousand pounds) per annum exclusive is sought.

**BUSINESS RATES:** - The property has recently undergone some reconfiguration and therefore the property is to be re-rated.

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

**EPC RATING:** - The properties are under construction, an EPC has been commissioned and will be made available upon completion of works.

**VAT:** - We understand that VAT is not to be chargeable in respect of rents and other outgoings on this property.

**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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