



Rear of 951 London Road, Thornton Heath, CR7 6JE

A small ground floor business premises with two parking spaces to let under a new lease.

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Rent: £7,500 (Ten thousand pounds) per annum plus VAT

LOCATION: - The property is situated to the rear of 951 London Road, a well-established medical centre in Thornton Heath. London Road is the main arterial road leading from Thornton Heath to Streatham. London Road is a bus route, and the subject premises is a mile away from Norbury Station. London Road contains a mixture of multiple occupiers and local traders alike. The subject property is accessed via Leander Road and there is a secure barrier at the entrance to the carpark.

DESCRIPTION: - The subject property comprises a ground floor business space most recently used as an office. The property is considered suitable for a variety of uses, such as office, quasi-medical or some leisure uses. There are two parking spaces demised to the premises.

ACCOMMODATION: -
Gross internal area 23.28m² (250 ft²)
WC
Off-street parking x 2

TENURE: - The property is to be offered by way of a new lease on full repairing and insuring terms, the length of which is to be negotiated.

USE/PLANNING: - We understand the property currently falls within Class E of the 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.

RENT: - An initial rent of £7,500 (Seven thousand five hundred pounds) per annum plus VAT is sought.

BUSINESS RATES: - The property has a rateable value of £7,500. Interested parties should make enquiries of the local authority with regards to the rates payable.

www.tax.service.gov.uk/business-rates-find/search

EPC RATING: - The property has an EPC rating of 52 within Band C.

VAT: - We are advised that the landlord of the property is elected to VAT.

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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