



17 Woodville Road, Thornton Heath, CR7 8LH

A freehold two-story takeaway shop for sale with vacant possession
020 8681 2000 | info@hnfproperty.com



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17 Woodville Road, Thornton Heath, CR7 8LH

£280,000

LOCATION: - The property is situated fronting Woodville Road which is situated off Thornton Heath High Street. The property is within a stone's throw of Thornton Heath station and is within walking distance of the Clock Tower bus stop. The property benefits from being within a densely populated residential catchment which the property is able to service.

DESCRIPTION: - The property comprises an end of terrace, vacant, two-story commercial premises most recently used as a takeaway. There is a front of house, kitchen and store as well as a shower room on the ground floor. On the first floor there are 3 rooms. The first floor is accessed via the ground floor shop therefore is not currently independently accessed.

ACCOMMODATION: -

Ground Floor

Gross frontage	4.069m (13ft) approx.
Internal width	4.069m (13ft) approx.
Front of house	17.748m ² (191ft ²) approx.
Kitchen	6.734m ² (72ft ²) approx.
Rear Store	11.748m ² (126ft ²) approx.
WC	
Shower Room	

First Floor

Room 1	6.436m ² (69ft ²) approx.
Room 2	6.207m ² (67ft ²) approx.
Room 3	17.294m ² (186ft ²) approx.

USE/PLANNING: - We understand the property falls within Sui Generis of the current Town & Country Planning (Use Classes) Order.

TENURE: - The property is offered on a freehold basis with vacant possession.

PRICE: - £280,000 is sought for our client's freehold interest.

BUSINESS RATES: - The property has a ratable value of £6,800. Interested parties should contact the local authority to confirm the rates PAYABLE. www.tax.service.gov.uk/business-rates-find/search

EPC RATING: - The property has an EPC rating of 72 within Band C.

VAT: - We are advised 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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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:
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Date: 17.10.2023



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