

FREEHOLD



Development / Shop  
**HIGH STREET,  
SOUTH NORWOOD,  
LONDON,  
SE25 6EZ**

Offers In Region Of  
**£1,750,000**

#### FEATURES

Large Freehold Shop on The High Street

Loading Bay with lift to first floor.

First Floor with potential for Residential development.

Excellent High Street position.

Investment Potential.

Development Potential.

Excellent Footfall.

Close by Norwood Junction Overground

EPC Rating C

Viewing Strictly by Prior Appointment!



# 0 Bedroom Development / Shop located in South Norwood

Large Freehold Shop For Sale with a Loading Bay and Separated First Floor. Located on a busy High Street close to Norwood Junction Station and all general amenities. Features; The shop floor has a open area around 3000sqft, Loading bay with entrance via St Dunstan's Road, First floor that which could be converted into Residential (S.T.P.P.). The Vendor informs that the property was built to its present layout by Tesco in 1962 and was constructed to a high structural standard. This property is offered For Sale on a Freehold basis or there is a possibility of Leasing - Ask for further details!

## SHOP FLOOR

Approximately 3000 sqft of open space and no pillars or obstructions, wall to wall glass front with an electric shutter.

## LOADING BAY

Opens into St. Dunstans Road, electric shutter door, large storage area, lift and staircase to first floor landing.

## FIRST FLOOR REAR

Large rooms with expansive storage areas and toilets.

## FIRST FLOOR FRONT

Own street front door entrance leading up to the First

Floor with spacious rooms throughout and a separate electricity supply.

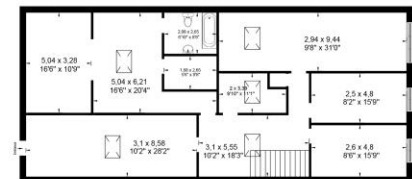
This has ample space to be converted into a large HMO or Residential accommodation - Subject to Planning Permission.

## LOCAL AREA

The population of South Norwood and surrounding areas have long enjoyed coming to shop on the High Street as its located in the heart of a very busy and vibrant residential area with fantastic rail links to London Bridge. The area is changing with the addition of an Aldi, Tesco Express, Mama Dough's Pizzeria, Craft Beer Cabin and many more cafe's, and shopping outlets. A great place to live and shop!

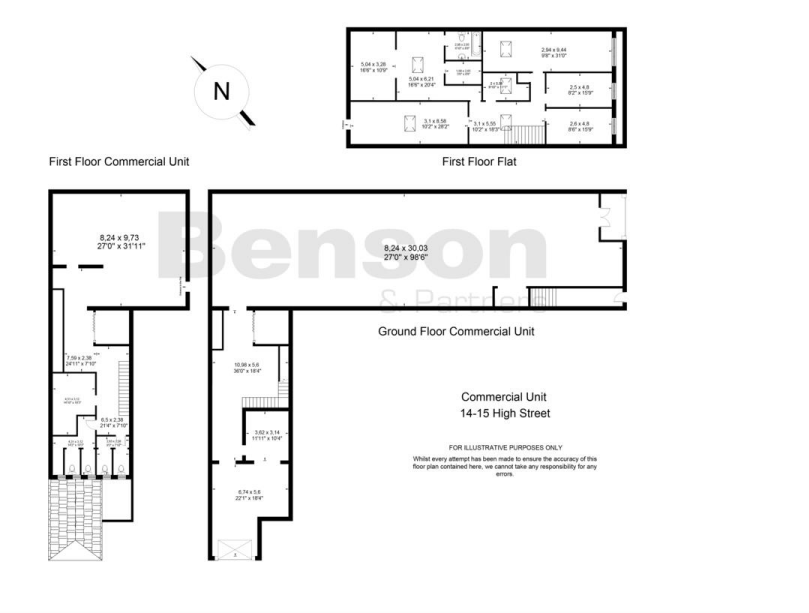
## FREEHOLD

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First Floor Flat

**BENSON & PARTNERS | 4 – 6 STATION ROAD, LONDON, SE25 5AJ**



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[www.bensonpartners.co.uk](http://www.bensonpartners.co.uk)

Council Tax Band:

Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Net zero CO<sub>2</sub> emissions

74 This is how energy efficient the building is.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.