



21 WHITEHORSE LANE, LONDON SE25 6RD

Refurbished shop and flat with rear yard and forecourt close to Selhurst Park Football Ground for sale by auction on 13th July unless sold prior.

020 8681 2000

info@hnfproperty.com

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GUIDE £300,000 (three hundred thousand pounds)

LOCATION: - The property is located forming part of a prominent secondary parade fronting Whitehorse Lane in a popular location. Whitehorse Lane links Thornton Heath with South and Upper Norwood and is a busy vehicular thoroughfare and bus route. The property is in walking distance of the centre of Thornton Heath which provides an overground station and is also within easy walking distance of Selhurst Park football ground which generates heavy match day footflow. The surrounding area is an extremely densely populated residential catchment which the parade is able to service.

DESCRIPTION: - The property comprises a mid-terrace two storey building arranged as ground floor retail premises with a 2 bedroom flat above. The property has been refurbished including new double glazing, rewiring, full redecoration and replacement of the majority of floor coverings. There is a new kitchen and bathroom together with a new kitchenette and WC at ground floor. The property has the benefit of a useful rear yard with pedestrian access from the side road.

ACCOMMODATION:

Gross frontage 4.6m
Internal width 4.52m narrowing to 2.5m after 4.17m
Shop depth 7.91m
Total ground floor 40.16m² (432ft²) approx.
WC

First floor flat:

Living room with open plan kitchen, 2 bedrooms, bathroom/WC.

Externally

Rear yard partly covered, small front forecourt.

USE/PLANNING:- We understand the property currently has mixed use falling within Class E of the current Use Classes Order on the ground floor and with residential use on the upper floor. The property may suit alternate uses subject to any necessary consents.

TENURE: - The property is to be offered freehold with vacant possession upon completion.

PRICE:- There is a guide price of £300,000 (three hundred thousand pounds).

BUSINESS RATES: - The property has a ratable value of £6,700. 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 Energy Performance Certificate rating of 103 within Band E.

VAT: - We are advised by the vendors that no VAT is payable in respect of the purchase price.

VIEWINGS: - Viewings by prior arrangement – please telephone **020 8681 2000**.

BIDS:-Bids can be made via the agents or auctioneers Barnet Ross on **020 8492 9449**. www.barnetross.co.uk

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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16th June 2023



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