



Rear of 9 High Street, Thornton Heath

Small freehold investment for sale comprising storage and yard space.

020 8681 2000

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Rear of 9 High Street, Thornton Heath, Surrey, CR7 8RU

Offers in Excess of £100,000 are sought.

LOCATION: - The property is situated behind retail premises on High Street, Thornton Heath and with access from Nursery Road, which is immediately off the High Street. The property has ready access therefore to surrounding areas including Croydon to the south and Streatham to the north. High Street, Thornton Heath is a busy suburban shopping environment and Thornton Heath is served by numerous bus routes and also a mainline station. The surrounding area is an extremely densely populated catchment.

DESCRIPTION: - The property comprises a backlands single storey storage/workspace set behind a useful yard, part of which is covered. There is access to the yard via a crossover on Nursery Road which would enable vehicular access as required. The property has WC and kitchenette facilities and is currently used by its occupier for storage and loading. The property could suit a variety of small business occupiers if vacant in the future, and the property is somewhat of a rarity in being small and self-contained.

ACCOMMODATION:

Workshop/Store 34.09m² (366ft²) approx.
Yard 53.99m² (581ft²) approx. of which 13.84m² (149ft²) is covered.

WC and kitchenette facilities

USE/PLANNING: - The property, we are advised, has a history of being used as workshop and storage space and was historically used in the motor trade business. The most recent use is as storage associated with adjoining retail premises.

Interested parties should consult the Local Authority in respect of any planning potential at the subject property.

TENURE: - The property is freehold and subject to an existing tenancy. This was initially granted for a term of one year from 1 June 2014 and the tenant remains holding over under the terms of that tenancy. The current passing rent is £4,500 per annum exclusive and this has not been reviewed since the 2014 commencement. The property is therefore considered to be reversionary. We believe the yard is subject to rights of way in favour of others.

PRICE: - Offers in excess of £100,000 are sought for our client's freehold interest in the above property.

BUSINESS RATES: - I understand the property may be rated with the tenant's adjoining premises and will need to be re-rated if independently occupied in the future.

EPC RATING: - The property has had an EPC commissioned and this will be made available once available.

VAT: - We are advised by the freeholder that VAT is not chargeable in respect of rents and other outgoings.

VIEWINGS: - Viewings by prior arrangement – please telephone 0208 681 2000.

020 8769 0161

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28th June 2023



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