



# CROWN

LETS 4 U

**TO LET**



**£17,000.00 + VAT Per Annum**

## **Retail Shop High Street, Thornton Heath, CR7**

Crown Lets 4U Estate Agents are proud to present a spacious retail shop with no premium and no business rates to pay, located on the main busy Thornton Heath High Street with high footfall trading position and adjacent to a pedestrian crossing.

A spacious lock up shop available for immediate occupation benefitting from an overall space of approximately 400 sq ft (37.16 sq m). Boosting large fronted main office/retail area at the front, a kitchen and WC to the rear. Terms are flexible and include a new full repairing and insuring lease. Each party to be responsible for payment of their own legal costs. Rent is £17,000 + VAT per annum, payable quarterly in-advance.

There is a free 60 minutes parking bays available in the immediate vicinity and this encourages quick-stop trade and also serve the surrounding area making it easily accessible to all local amenities.

**NO BUSINESS RATES**

**AVAILABLE NOW!**

- Empty Retail Shop
- Ideal for any Business
- Ideal Location
- Good Condition
- New Lease
- Rear WC
- Rear Kitchenette
- No Premium
- No Business Rates
- High Footfall
- Free 60 Min Parking
- Opposite Leisure Centre
- Close to BR Station
- On Busy High Street



The premises is in excellent location and the commercial aspect falls within general shops (formerly A1), however, under the new planning Use Classes Order (Class E), effective from the 1st September 2020, the property may potentially be used for leisure, office and clinic uses under permitted changes within Class E (Commercial, Business & Service). We would strongly advise interested parties to check with the Local Planning Authority or a planning consultancy.

This premises offers excellent passing trade and situated amongst all local High Street restaurants, Costa Coffee, Job Centre, Thornton Heath Leisure Centre, Tesco Super Store, Internet café, estate agents, banks, groceries and all High Street local shops. There is a pedestrian crossing immediately outside the subject unit and this enhances pedestrian flow and increases the shop's visibility to passing vehicular traffic.

There is a free 60 minutes parking bays available in the immediate vicinity and this encourages quick-stop trade and also serve the surrounding area making it easily accessible to all local amenities.

This premises is less than 1 minute walk to Thornton Heath London Overground Station and many frequent buses on your doorstep.

Properties with a Rateable Value less than £12,000 are eligible for 100% Small Business Rate Relief. We advise interested parties to make their own enquiries to Croydon Business Rates Department on 020 8726 7000 to verify the above.

**Rent:** £17,000.00 + VAT per annum / £1,416.66 + VAT Per Calendar Month

**Premium:** £0.00 No Premium

**Business Rates:** £0.00 Small Business Relief

**Lease Type:** Full repairing and insuring lease

**For a Term:** of 5+ Years

**Rent Review:** tbc

**Licence Type:** A1/A2/E

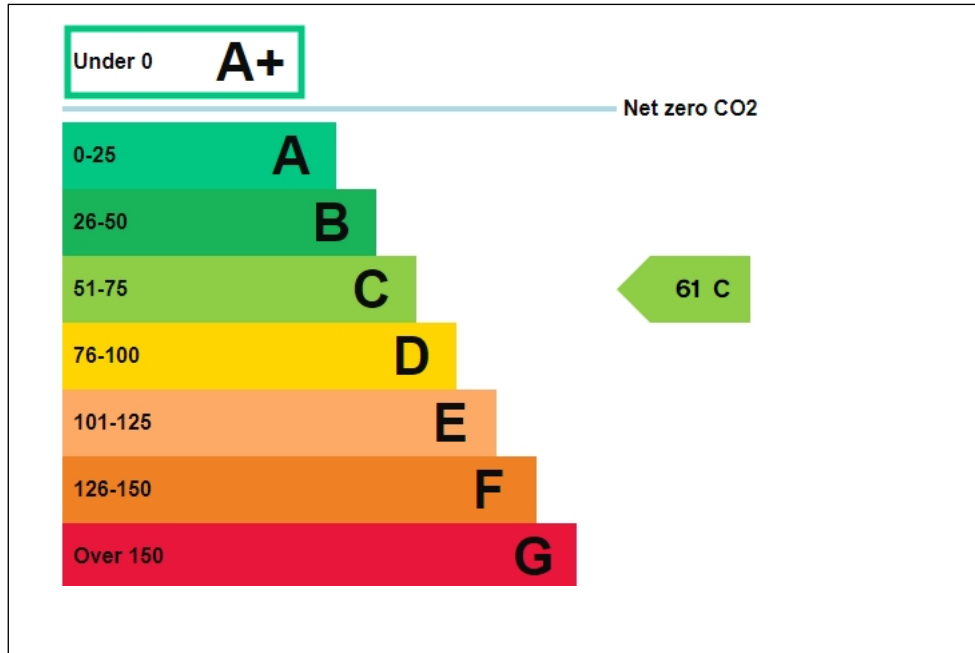
**Shop Size:** 400 sq ft (37.16 sq m). Approximately

**Building Insurance:** tbc

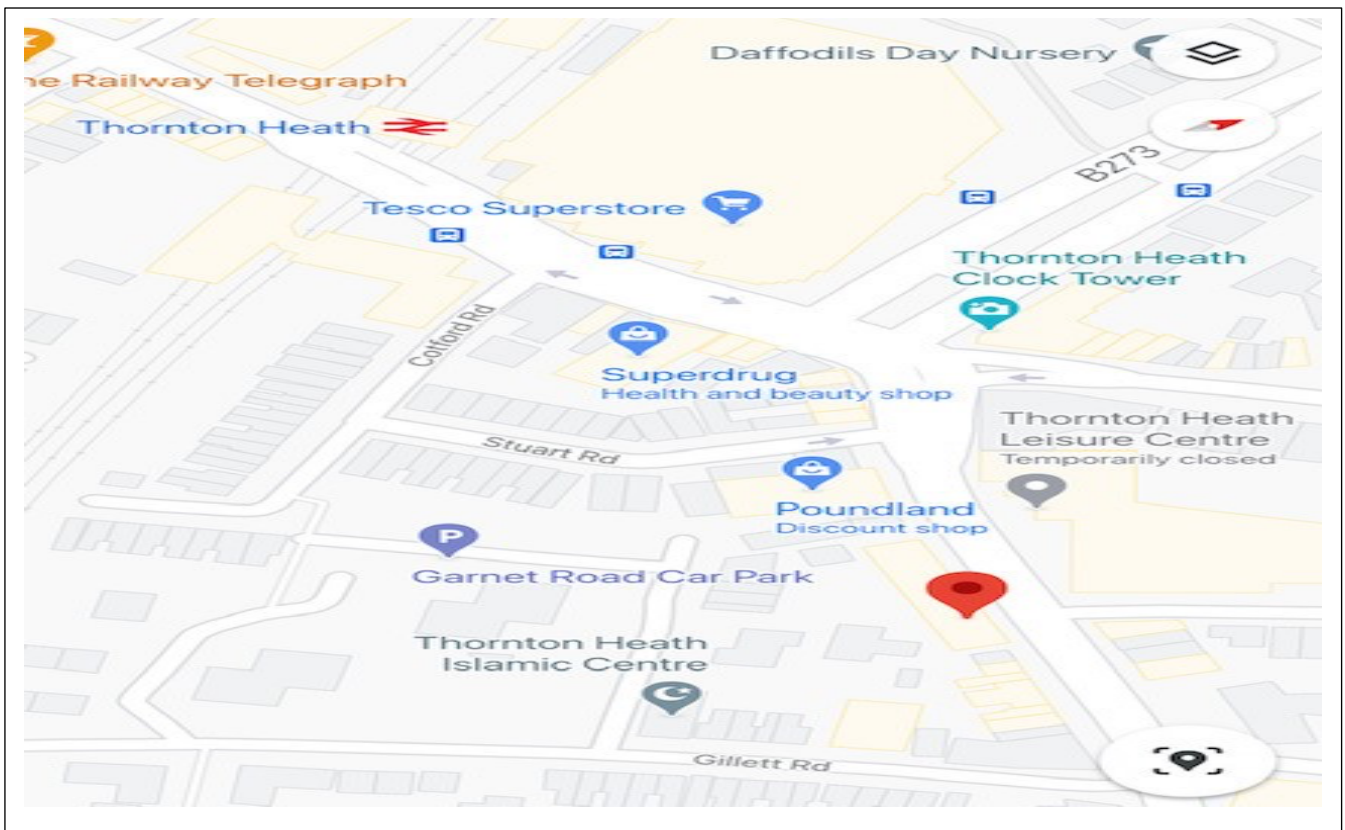
**Solicitors Fees:** Each party to be responsible for payment of their own legal costs

**Available Now! Call now for early viewings!**

# EPC



## MAP&POSTCODE: CR7 8RY



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