

**MAKING
PROPERTY
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SHW



TO LET

RETAIL – 1,115 SQ FT (103.6 SQ M) PLUS 563 SQ FT EXTERNAL STORAGE
755 LONDON ROAD, THORNTON HEATH CR7 6AW

DESCRIPTION

A vacant ground floor retail unit within a new build development with 7 flats. Internally, there is a fitted shop front with a security shutter, a fitted kitchenette and disabled WC facilities. Walls have been whitewashed and level screed flooring ready for finished flooring. Externally, there is a parking space and both covered and open external areas which can be used for parking or storage.

LOCATION

The property enjoys a prominent position on Thornton Heath Pond roundabout.

Thornton Heath Train Station is approximately 0.7 miles East of the retail unit, providing frequent services to London Bridge (35 minutes), London Victoria (23 minutes), East Croydon (7 minutes). West Croydon station is circa 1 mile south, providing direct services to London Bridge and Victoria as well as a London Overground service.

ACCOMMODATION (NET INTERNAL AREA)

	SQ FT	SQ M
SHOP	1,115	103.6
EXTERNAL STORAGE	563	52.30

AMENITIES / OPPORTUNITY

- Ground floor retail unit with large shopfront display
- Fitted shop glass front with security shutters
- Kitchenette and disabled WC facilities (75 sqft excl. from NIA)
- Covered and open air external areas (563 sqft excl. from NIA)
- Gated Parking space **over** shared access area (188 sqft excl. from NIA)
- Prominent location on A23 Thornton Heath Pond roundabout
- Private external bin store

RENT

£33,000 PAX (£2,750 PCM).

TENURE

A new effective FRI lease for a term to be agreed.

RATES

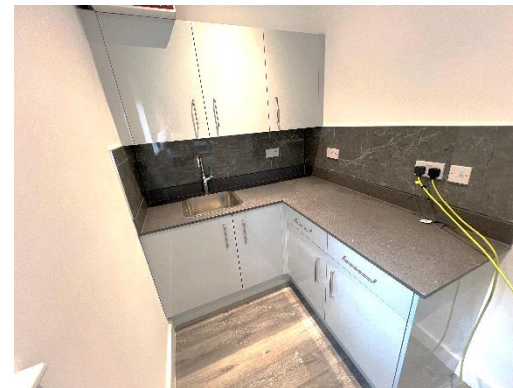
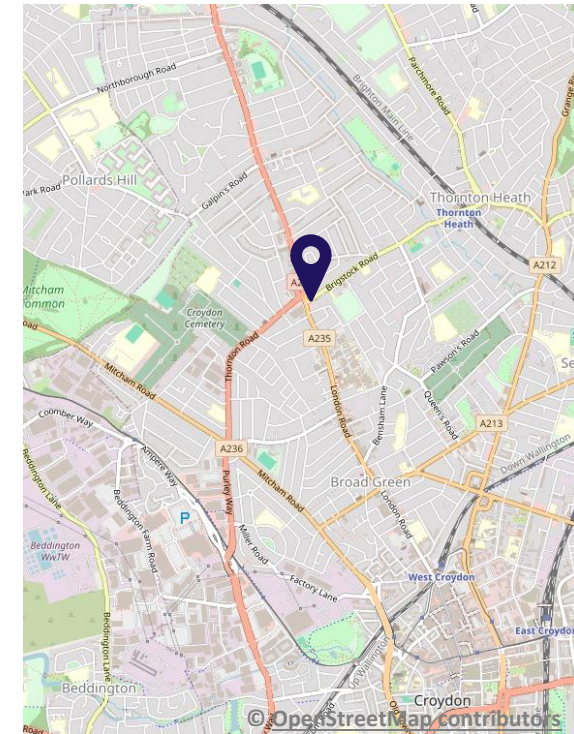
We advise parties to undertake their own enquiries with the VOA.

VAT

VAT will be NOT charged on the terms quoted.

EPC

An EPC has been commissioned and will be available shortly.



VIEWINGS – 020 8662 2700

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