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**FOR SALE**

**FREEHOLD – 4,553 SQ FT (423 SQ M)**

**161 BRIGSTOCK ROAD, THORNTON HEATH CR7 7JP**

**DESCRIPTION**

The property is detached and arranged over basement, ground, first and second / roofspace floors. The ground floor and part first floor operates under a commercial use. There is also a one-bedroom flat on the first floor and there is a three-bedroom flat on the second / roofspace floor which are let on ASTs.

The property benefits from parking to the front of the site and a large garden to the rear.

The site extends to 0.238 Acres.

**LOCATION**

The property is located on Brigstock Road, Thornton Heath.

Thornton Heath Railway Station is 0.6 miles east of the property, providing services to Epsom Downs, East Croydon, Clapham Junction, London Victoria and London Bridge.

The property lies within the administrative region of the London Borough of Croydon.

**ACCOMMODATION**

FLOOR	SQ FT	SQ M
Basement	291	27
Ground	1,507	140
First	1,432	133
Second	1,324	123
<b>TOTAL</b>	<b>4,553</b>	<b>423</b>

Approximate gross internal areas.

**PRICE**

Offers are invited in excess of **£600,000** for the freehold interest with vacant possession.

**TENURE**

The site is held under freehold title number SY63228.

**RATEABLE VALUE & COUNCIL TAX**

The property has rateable values of £4,050 and £1,975 and Council Tax Bands of B and C.

**EPC**

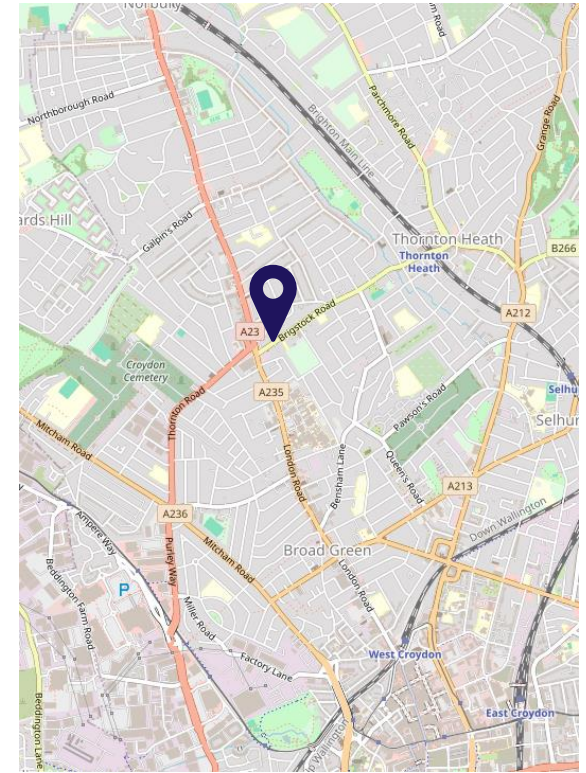
The property has an EPC Rating of E.

**ANTI-MONEY LAUNDERING**

Upon agreement of Heads of Terms, a mandatory Purchaser KYC documentation request will be made.

**VAT**

The property is elected for VAT and VAT will be charged on the quoting terms.



**VIEWINGS – 020 8662 2700**

**Richard Plant**

t: 07850 584240

e: rplant@shw.co.uk

**Matt Morris**

t: 07894 692426

e: mmorris@shw.co.uk



@SHWProperty

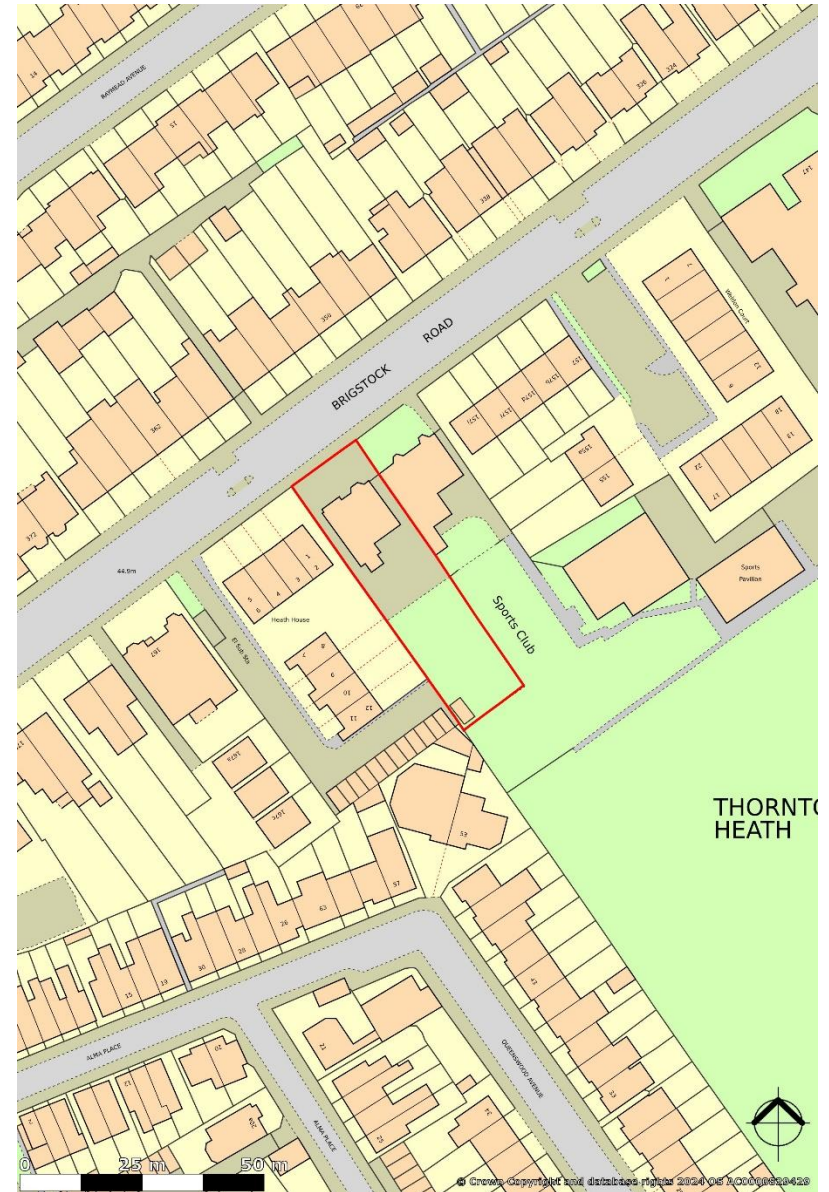


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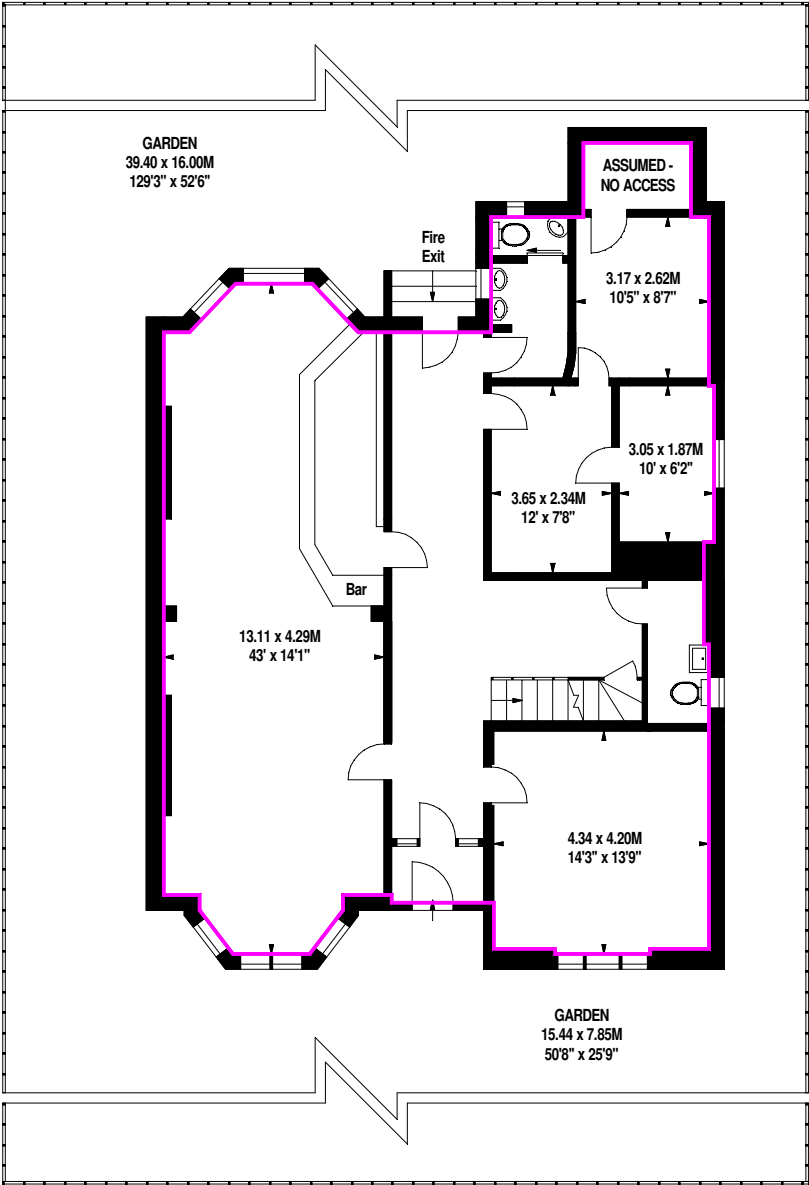
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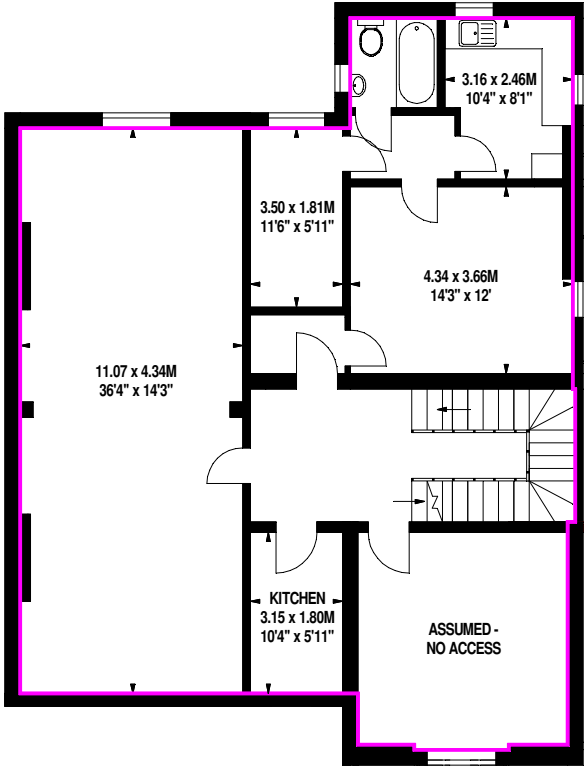
Brigstock Road,  
Thornton Heath, CR7



Ground Floor

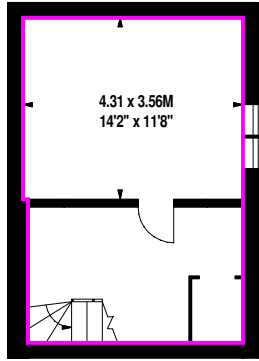
140 sq m 119 sq m

Approximate Gross Internal Area 423 sq m / 4553 sq ft  
 Approximate Net Internal Area 333 sq m / 3584 sq ft  
 Under 1.5m head height



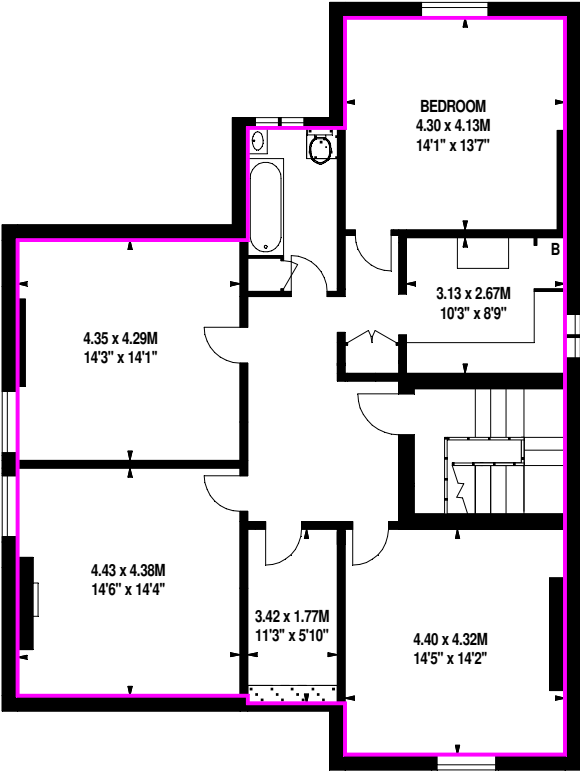
First Floor

133 sq m 87 sq m



Basement

27 sq m 25 sq m



Second Floor

123 sq m 102 sq m