

Hooper



NAYLOR FRIEND

RAWORTH HOUSE • 36 SYDENHAM ROAD • CROYDON CR0 2EF
TEL 020 8766 0123 • FAX 020 8761 6472
EMAIL info@hoopernaylorfriend.co.uk

SHOP FRONTED
OFFICE AND GARAGE
FOR SALE

LOCATED FRONTING A CUT-THROUGH AND AVAILABLE FREEHOLD AND VACANT.

327 BENSHAM LANE, THORNTON HEATH,
SURREY, CR7 7ER

LOCATION

The property is situated fronting Bensham Lane in a corner position with a good frontage. Bensham Lane is a link road and the property benefits from reasonable passing vehicular traffic although pedestrian flow is limited as the bulk of the surrounding area is residential in nature. Central Thornton Heath is within striking distance including an overground mainline station.

PHOTOGRAPH GOES HERE – GO TO NEXT PAGE

DESCRIPTION

The property comprises ground floor premises previously occupied by a firm of solicitors and considered suitable for a variety of office type users. The property has excellent natural light and the space is arranged as a front sales office and a rear private office together with a WC and a small kitchenette. There is a garage to the rear with access from the side road.

ACCOMMODATION

Gross Frontage	6.70m	22'
Internal Width	6.88m	22'6 narrowing to 5.05m (16'6)
Sales Area	24.15m ²	260 ft ² (approx)
Rear Office	14.86m ²	160 ft ² (approx)
Total	39.01m ²	420 ft ² (approx)
Internal WC		
Lock up garage to the rear		

Figures relating to accommodation are approximate and rounded up for the purposes of guidance, they should not be relied upon and potential occupiers are recommended to have a measured survey undertaken prior to making an offer.

TENURE

The property is offered freehold with vacant possession of the ground floor and garage and subject to two long leases, one in the lower ground floor and one on the first floor.

USE/PLANNING

We understand the property currently falls within Class A2 (Retail/Office) of the current Town and Country (Use Classes) Order and would suit a variety of occupiers. Prospective tenants are advised to make their own enquiries of the local Planning Authority concerning existing and potential changes of use prior to offer.

PRICE

£100,000 (one hundred thousand pounds) is sought for our client's freehold interest.

V.A.T.

All rental and capital figures quoted within these details are exclusive of V.A.T. unless otherwise stated.

SUBJECT TO CONTRACT

Messrs HOOPER NAYLOR FRIEND for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. 2) no person in the employment of Messrs HOOPER NAYLOR FRIEND has any authority to make or give any representative warranty whatever in relation to this property.