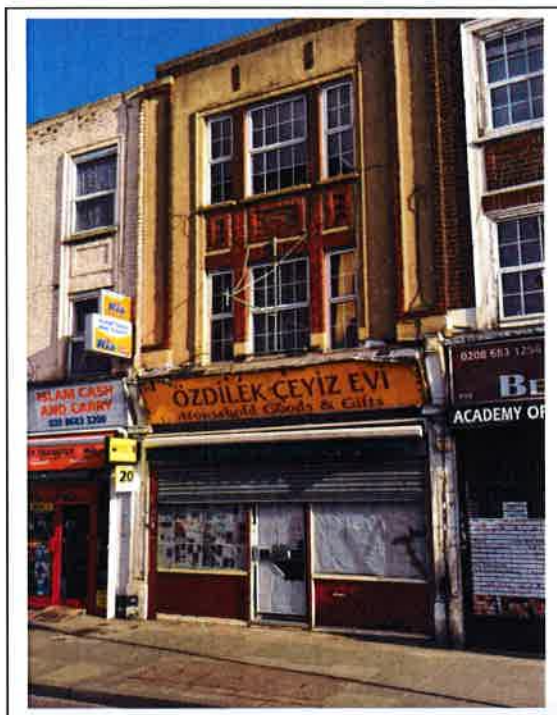


CHARTERED SURVEYORS - VALUERS COMMERCIAL & INDUSTRIAL ESTATE AGENTS
PROPERTY MANAGERS & BUILDING SURVEYORS

SHOP AND THREE BEDROOM MAISONETTE

FREEHOLD FOR SALE

**812 LONDON ROAD, THORNTON HEATH
SURREY CR7 7PA**



LOCATION:

The premises are prominently situated fronting the London Road (A23) which connects Thornton Heath with Streatham and Central London to the North. The surrounding area supports a vibrant mix of primarily independent traders.

ACCOMMODATION:

The property comprises a three storey terraced building in a parade of similar properties with retail premises on the ground floor and a three bedroom maisonette on first and second floors.



Covering SOUTH LONDON · KENT · SURREY · SUSSEX

PAUL S LACK BSc FRICS · RICHARD G WOODS BSc FRICS
ASSOCIATE: JERRY C TAYLOR FRICS

Regulated by RICS

ACCOMMODATION
(Cont'd)

Ground Floor Shop

Modern aluminium shop front with an electric shutter and suspended ceilings with fluorescent lighting and timber laminate flooring.

Internal width	4.72 m	(15' 6)
Shop depth	10.21 m	(33' 6)
Retail Area	41.9 sq m	(451 sq ft)
Rear block built store	21.83 sq m	(235 sq ft)
WC		

First and Second Floors

A three bedroom maisonette accessed via the shop or separately from the rear of the building.

First Floor

Large lounge, dining room, kitchen.

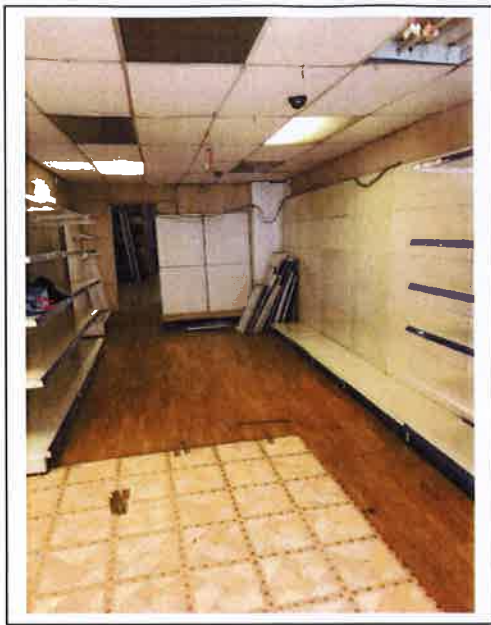
Second Floor

Double bedroom.
Two single bedrooms
Bathroom

NOTICE

Stuart Edwards Fullermoon for themselves and for vendors or lessors of this property whose agents they are give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract.
- (ii) All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) If for any reason an interested party wishes to rely on any aspect of the particulars or statement at any particular date without further investigation such interested party should seek direct written confirmation from Stuart Edwards Fullermoon.
- (iv) No person in the employment of Stuart Edwards Fullermoon has any authority to make or give any representation or warranty whatever in relation to this property.



- TERMS:** The property is available on a freehold basis with full vacant possession of both shop and maisonette.
- PRICE:** Offers in the region of £385,000 are sought for this freehold property.
- RATES:** Interested parties should make their own enquiries direct to the local authority.
- VAT:** Price quoted is exclusive of VAT if applicable.
- LEGAL COSTS:** Each party to be responsible for their own legal costs.
- EPC:** Awaiting EPC.
- VIEWING:** Strictly by appointment with sole agent:-

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Stuart Edwards Fullermoon
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(February 2018)

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website. (www.commercialleasecodeew.co.uk)