



jamescommercial
property consultants

72 Brigstock Road | **Thornton Heath, CR7 7JA**

LOCK-UP SHOP TO LET

72 Brigstock Road | Thornton Heath, CR7 7JA | LOCK-UP SHOP TO LET

- ground floor lock-up shop
- 76.64 m² (825 ft²) approx
- a1 (retail) use - alternative uses considered
- rent £19,950 per annum exclusive
- no premium

DESCRIPTION

A mid terraced lock-up shop premises, arranged as a front sales area, office, WC and two interconnecting rear store rooms.

We understand that the premises benefits from A1 (Retail) use. Alternative uses, such as A3 (Restaurant) and A5 (Hot Food Take-Away) uses will be considered, subject to planning and covenant status.

LOCATION

Situated on Brigstock Road (B266), between Melfort Road and Parchmore Road (B273) in Thornton Heath. Neighbouring occupiers include; Iceland, Chicken Cottage, Tesco, Superdrug, Paddy Power, as well as other independent and local traders.

Thornton Heath mainline railway station is within walking distance, providing services to London Victoria, London Bridge, Caterham, Epsom, Sutton and Milton Keynes. There are also buses serving the area located on Brigstock Road.

ACCOMMODATION

Ground floor	76.64 m ²	825 ft ²	N.I.A.
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TENURE

A new full repairing and insuring lease is available, on terms to be agreed.

BUSINESS RATES

We understand that the current rateable value is £14,500. Please contact Croydon Council on 020 8726 7000 to confirm what amount is actually payable per annum.

VIEWING

Strictly by appointment through sole agents: -

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