



  
**CROWN**  
LETS 4 U

**FOR SALE**



**Ground Floor Retail Unit & Freehold Lease For Sale £86,995**

### **Parchmore Rd, Thornton Heath, CR7**

Crown Lets 4u Estate Agents are proud to present a freehold mid terrace building arranged to comprise a ground floor retail unit and 3 x self-contained residential flats. This Investment retail unit is let on a licence agreement and all residential units have been sold on leases.

The ground floor retail unit comes with A1/A2 licence, size is 110 Square Feet (10.22 Square Meters), approximately. Located on a busy Parchmore Road with free on street parking and the surrounding area making it easily accessible to all local amenities. This premises is less than 5 minute walk to Thornton Heath British Rail Overground Station and many buses are within close proximity too.

**Total rent reserved is £5,925 Per annum**

**Ground Floor Retail Unit:** Let on a licence agreement for a term of 1 year from 1st February 2019 at a rent of £450 Per Calendar Month

**Ground Floor Flat:** Sold on a lease for a term of 99 years from 24th June 2013 at a current ground rent of £175 Per Year (rising).

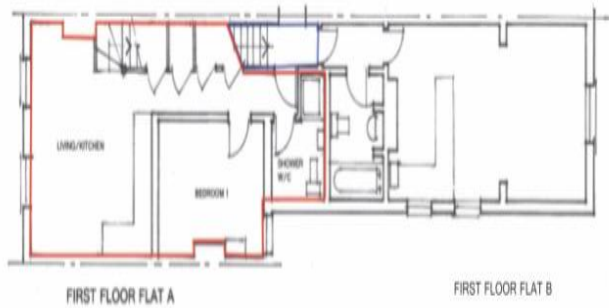
**First Floor Flat:** Sold on a lease for a term of 125 years from 18th November 2011 at a current ground rent of £125 Per Year (rising).

**First & Second Floor Flat:** Sold on a lease for a term of 99 years from 24th January 2014 at a current ground rent of £225 Per Year (rising).

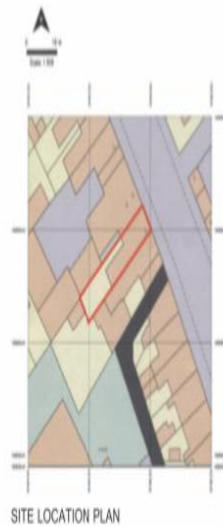
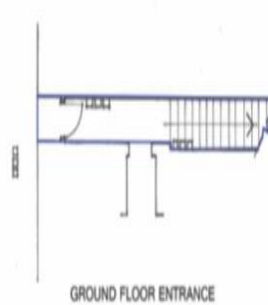
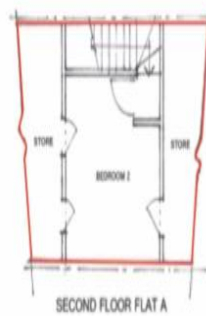
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FIRST FLOOR FLAT B



Project  
121 PARCHMORE ROAD, THORNTON HEATH CR7 8LZ

Date: JUNE 13  
Scale: 1:100 @A3  
Project No:  
Drawing No: 2  
Drawn by:  
Revision:

Drawing Titles  
FIRST FLOOR FLAT A LEASE PLAN

**Croydon Branch: 292 London Road, Croydon, Surrey, CR0 2TG**

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