



# CROWN

LETS 4 U

**TO LET**



**£21,000 + VAT per annum**

## **Ground Floor Retail Shop + 1<sup>st</sup> Floor 2 Bed Flat High Street, Thornton Heath, CR7**

Crown Lets 4U Estate Agents are proud to present a spacious ground floor retail shop plus a separate 2 bedroom first floor flat. The rental income from the above flat is £1,075.00 and it is on a shorthold tenancy agreement. The living aspect comprises 2 bedrooms, kitchen, lounge and a bathroom with no premium to pay, located on the main busy Thornton Heath High Street with high footfall trading position and adjacent to a pedestrian crossing.

A spacious lock up shop available for immediate occupation benefitting from an overall space of approximately 400 sq ft (37.16 sq m). Boosting large fronted main office/retail area at the front, a kitchen and WC to the rear. Terms are flexible and include a new full repairing and insuring lease. Each party to be responsible for payment of their own legal costs. Rent is £21,000 + VAT per annum, payable quarterly in-advance.

**NEW LEASE**

**AVAILABLE NOW!**

- Empty Retail Shop
- Ideal for any Business
- Ideal Location
- Good Condition
- New Lease
- Rear WC
- Rear Kitchen
- No Premium
- No Business Rates
- High Footfall
- Free 60 Min Parking
- Opposite Job Centre
- Close to Station
- On Busy High Street



The premises is in excellent location and the commercial aspect falls within general shops (formerly A1), however, under the new planning Use Classes Order (Class E), effective from the 1st September 2020, the property may potentially be used for leisure, office and clinic uses under permitted changes within Class E (Commercial, Business & Service). We would strongly advise interested parties to check with the Local Planning Authority or a planning consultancy.

This premises offers excellent passing trade and situated amongst all local High Street restaurants, Costa Coffee, Job Centre, Thornton Heath Leisure Centre, Tesco Super Store, Internet café, estate agents, banks, groceries and all High Street local shops. There is a pedestrian crossing immediately outside the subject unit and this enhances pedestrian flow and increases the shop's visibility to passing vehicular traffic.

There is a free 60 minutes parking bays available in the immediate vicinity and this encourages quick-stop trade and also serve the surrounding area making it easily accessible to all local amenities.

This premises is less than 1 minute walk to Thornton Heath London Overground Station and many frequent buses on your doorstep.

Properties with a Rateable Value less than £12,000 are eligible for 100% Small Business Rate Relief. We advise interested parties to make their own enquiries to Croydon Business Rates Department on 020 8726 7000 to verify the above.

For the 2 bed flat, Council Tax is Band A £883.41 (2020/2021)

We advise interested parties contact Croydon Council to verify the above figure.

**Rent:** £21,000 + VAT per annum / £1,750.00 + VAT Per Calendar Month

**Premium:** £0

**Shop Business Rates:** £0

**2 Bed Flat Council Tax:** Band A, £883.41 (2020/2021)

**2 Bed Flat Rent Income:** £1,075.00

**Lease Type:** Full repairing and insuring lease

**Rent Review:** tbc

**Licence Type:** A1

**Shop Size:** 400 sq ft (37.16 sq m). Approximately

**Building Insurance:** tbc

**Solicitors Fees:** Each party to be responsible for payment of their own legal costs

**Available Now! Call now for early viewings!**

## Energy Performance Certificate

Non-Domestic Building

63 High Street  
THORNTON HEATH  
CR7 8RY

Certificate Reference Number:

9837-3054-0324-0100-7395

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This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO<sub>2</sub> emissions

A  
0-25

B  
26-50

C  
51-75

D  
76-100

E  
101-125

F  
126-150

G  
Over 150

Less energy efficient

104

This is how energy efficient the building is.

Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	37
Assessment Level:	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year):	58.05
Primary energy use (kWh/m <sup>2</sup> per year):	Not available

Benchmarks

Buildings similar to this one could have ratings as follows:

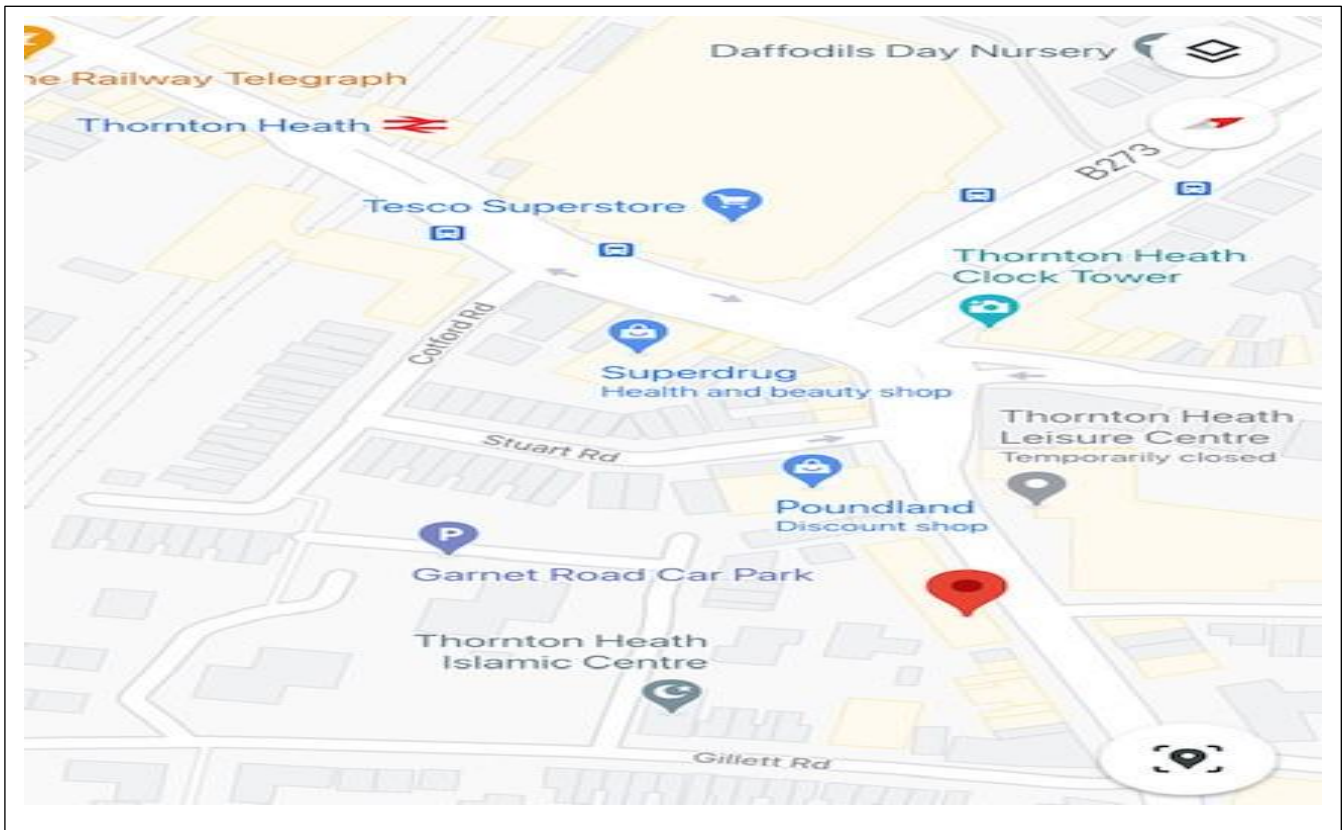
32

If newly built

86

If typical of the existing stock

## MAP&POSTCODE: CR7 8RY



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