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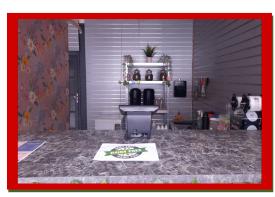






## **£20K PREMIUM**

## AVAILABLE NOW!





## £15,000 PER ANNUM

## Retail A1/A2 Shop Brigstock Road, Thornton Heath, CR7

Crown Lets 4u Estate agents are proud to present a double fronted shop that has been divided into two shops. Both shops are available as one unit and comes with a 20 year lease. At the rear of this units there is also a studio/1 bed flat with separate rear access. This flat has been rented for £950 PCM. The rent for both shops and the rear flat is £15,000.00 Per Annum (£1,250.00 PCM). The current leaseholder is selling his current lease at £20,000.00 as a good will. Both shops will be vacant on possession and the rear flat will be occupied by the tenant. **EPC Rating C.** 

Rent: £15,000.00 per annum Premium: £20,000 Business Rates: £0.00 Small business relief Lease Type: Full repairing and insuring lease Lease Length: 20 years Rent Review: Every 5 Years Licence Type: A1/A2 Shop Size: 861.113 sq ft (80 sq m). Approximately Building Insurance: tbc Solicitors Fees: In-Going tenant will pay for his and the landlords solicitors fees.