

Freehold For Sale
Ground Floor Lock Up Shop
111 Parchmore Road, Thornton Heath, CR7 8LZ



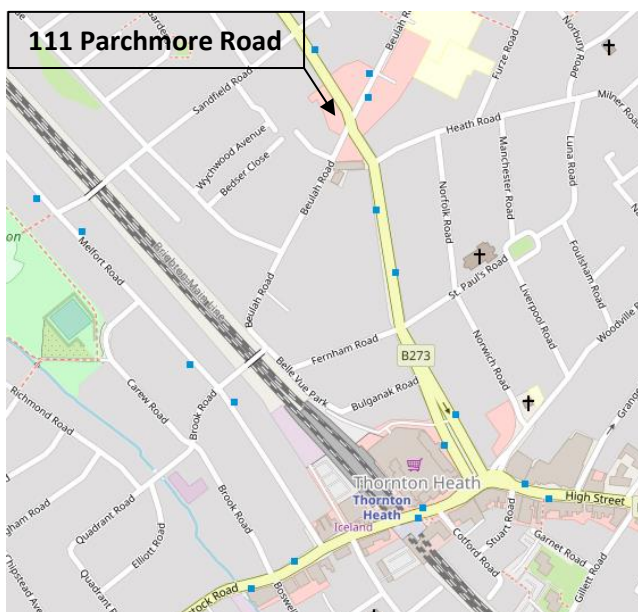
FOR SALE

Ground Floor Shop With Rear Yard
Potential To Convert To Residential Subject To Planning
Available Immediately
710 sq. ft.
Offers in excess of £175,000

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LOCATION:

The premises are situated on a parade of shops close to the junction of Parchmore Road and Beulah Road.

Occupiers include several independent operators such as a grocers, pharmacy, hairdresser and a fish and chip shop.

DESCRIPTION:

The property comprises of a ground floor shop along with a self-contained 1st floor flat which has been sold off on a long lease.

The property also includes a small rear yard area with the potential for the freeholder to extend into. This is currently separately accessed via right of way along a lane to the rear of the property.

ACCOMMODATION:

The property comprises of the following approximate areas:

Ground Floor:	710 sq ft
Rear Yard:	271 sq ft

TENURE:

The property is held freehold, with a 1st floor self-contained residential flat sold off on a 125 year lease from May 1989.

USE:

Class A1/A2 of the Town & Country Planning (Use Classes) Order 1987. Other uses may be considered subject to planning.

RATES:

We understand from the Local Rating Authority that the current rateable value for the property is £9,000.

LEGAL COSTS:

Each party to bear their own.

EPC

Available upon request.

VIEWING:

Strictly via sole agents:

Robert Martin
0207 409 5475

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Steven Weatherstone
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LANDMARK INFORMATION

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Plotted Scale - 1:500. Paper Size - A4

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