



FOR SALE/TO LET

SHW

RETAIL – 1,511 SQ FT (140.37 SQ M)
308 Thornton Road, Croydon, Surrey, CR0 3EU

**MAKING
PROPERTY
WORK**

SHW.CO.UK

Rent 35,000 PAX / Price £475,000 for the LLH

DESCRIPTION

Ground floor retail property prominently sited on the A23 Lombard Roundabout with a significant retail frontage.

LOCATION

The subject a very prominent location at the Lombard roundabout on the A23 where Purley Way, Thornton Road and Mitcham Road meet.

The property forms part of the ground floor of a landmark residential development sited on this major traffic route.

There is a high level of vehicular traffic passing this visible site and Purley way is home many destination retailers.

There is high density of residential in the vicinity.

ACCOMMODATION

Internal width	19.89 m	65'3"
Shop depth	7.31 m	24'0"
GF area	140 sqm	1511 sqft

There is a small terrace to the front.

RENT

£35,000 PAX

PRICE

£475,000 For the Long Leasehold

RATES

We have been verbally informed by the local authority that the premises have a rateable value of

TENURE

Available either on a new effective FRI lease or on a 125 year lease at a peppercorn.

VAT

VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

An EPC is being prepared and will be available shortly.



VIEWINGS – 020 8662 2700

Nigel Evans t: 020 8662 2728 | e: nevans@shw.co.uk
David Rundle t: 020 8662 2700 | e: drundle@shw.co.uk



SOCIAL

Follow us on twitter @SHWProperty

**MAKING
PROPERTY
WORK**

SHW.CO.UK