

**31a, 33, 33a & 33b
Brigstock Road,
Thornton Heath,
Surrey CR7 7JJ**

**Freehold Shop, Residential
Rooms and Rear Yard - Let**



Location & Description

At the junction of Brigstock Road and Boswell Road in a busy main road secondary trading position close to Thornton Heath railway station and Thornton Heath High Street. Croydon town centre is approximately 1¼ miles away.

Accommodation (with approximate measurements)

31a, 33a, 33b Ground Floor Shop Premises:

Internal Frontage: 39'9" (12 m) approx

Shop Area 960 sq ft (89 sq m) approx

Stores/Cold Room 169 sq ft (15.7 sq m) approx

Let for a term of 21 years from 09.09.2009 at £22,000 p.a. on repairing and insuring terms with rent review every 3 years.

Part Ground Floor & First Floor Rear (access from Boswell Road)

7 rooms, kitchen, 2 showers, 2 WCs

Subject to such occupation as is subsisting at the date of completion

33 Ground & First Floor Premises

Subject to a lease for 999 years from 16.06.1987 at a peppercorn ground rent.

Rear Yard (fronting Boswell Road)

A basically level paved area of land.

Frontage to Boswell Road: 40' (12.2 m)

Maximum depth: 54' (16.5 m)

Currently used as a car wash and let for a term from 16.07.2009 to 14.07.2015 at £5,000 p.a.

EQUIVALENT TO £27,000 p.a. (with potential for increase)

CONTACT: 020 7228 5864

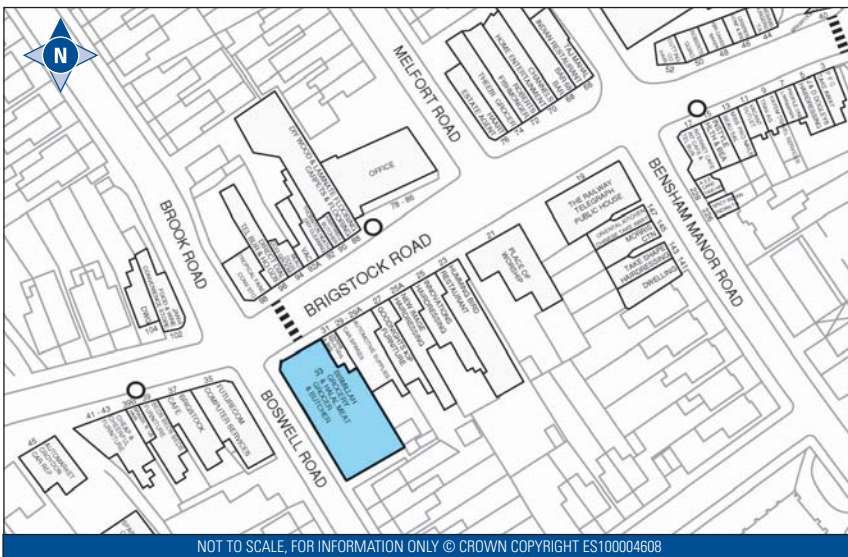
Joint Auctioneer

Jorden Salata Tel: 020 7025 1797



Note

The rear yard is considered to have potential for development, subject to local authority planning and other consents. It is understood that the use as a car wash is currently subject to local authority enforcement action.



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GUIDE PRICE £300,000 plus