



Location

The subject property is located prominently on the busy High Street in close proximity to both Thornton Heath train station and Thornton Heath Leisure Centre.

The location is the main shopping pitch in Thornton Heath and in addition to national retailers including Subway, Boots Opticians, Poundland and Shoe Zone; the street is populated by a collection of local operators including fishmongers, greengrocers, book shops and estate agents.

Accommodation

Ground Floor	892 sq ft	82.90 sq m
Total	892 sq ft	82.9 sq m

Lease Term

The property is available by way of an existing lease expiring 31st January 2022 with one remaining rent review in February 2017.

Rent

£35,000 per annum exclusive.

Contact

Jamie Lyons
+44 (0)20 7317 3729
jlyons@klmretail.com

Rates

Rateable Value	£11,250 (2017)
UBR	0.466 (2017/18)

Interested parties are advised to contact the local authority to confirm their liabilities and any transitional relief.

Planning

It is believed that the property current benefits from A2 planning consent although interested parties are advised to make their own enquiries.

Energy Performance Certificate

Available upon request.

Costs

Each party is to be responsible for their own legal cost incurred in the transaction.

