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Ground Floor, 282-284 Brigstock Road, Thornton Heath, London, CR7 7JE

Virtual Freehold Class F Community Premises

FOR SALE

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SUMMARY

- **Ground floor Class F Community premises for sale**
- **Virtual freehold 999 year lease**
- **To be sold with vacant possession**
- **Suitable for a variety of Class F and other community uses**
- **Situated close to Thornton Heath centre**
- **Good transport links**
- **Total internal area 1,910 sq.ft (177.44 sq.m)**
- **Price £520,000 (subject to contract)**

LOCATION

Thornton Heath is a vibrant and well-connected area of South London, providing a wide range of amenities, retail and restaurant options.

The premises are situated just off the A23 Thornton Road, with Thornton Heath centre a short walk away. Croydon town centre is just 2 KM to the South.

Thornton Heath benefits from excellent road and rail connections with the M23 and Junction 7 of the M25 accessible via the A23. There is a Mainline Railway Station (Zone 4) providing regular services to East Croydon and Central London.

ACCOMMODATION

The property provides the following approximate floor areas:

Accommodation	Sq Ft	Sq M
Ground Floor	1,910	177.44
Rear Courtyard	393	36.51

DESCRIPTION

A virtual freehold Class F community premises suitable for a variety of uses (subject to planning).

The premises comprise a large ground floor double fronted unit with good prominence to Brigstock Road. The accommodation is currently arranged to provide a number of spacious rooms / halls together with a large kitchen and ancillary storage. There is an enclosed courtyard to the rear of the property.

The property has recently been refurbished and benefits from gas fired central heating, LED lighting, laminate wood effect flooring and UPVC double glazed windows. The newly refurbished male and female toilets are accessed from the rear courtyard.

The forecourt immediately in front of the property is included. There is some unrestricted on-street parking directly in front of the premises and in surrounding roads.

TENURE

The property is held on a 999 year lease from 1st November 2017 at a peppercorn ground rent.

EPC

This property has an EPC rating of C (75)

SALE PRICE

£520,000 for the long leasehold interest, subject to contract.

VAT

We understand VAT **is not applicable** to the sale price.

LEGAL COSTS

Each party is to bear their own costs.

AML

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from any successful Purchaser.

CONTACT

For further information or to arrange a viewing, please contact:

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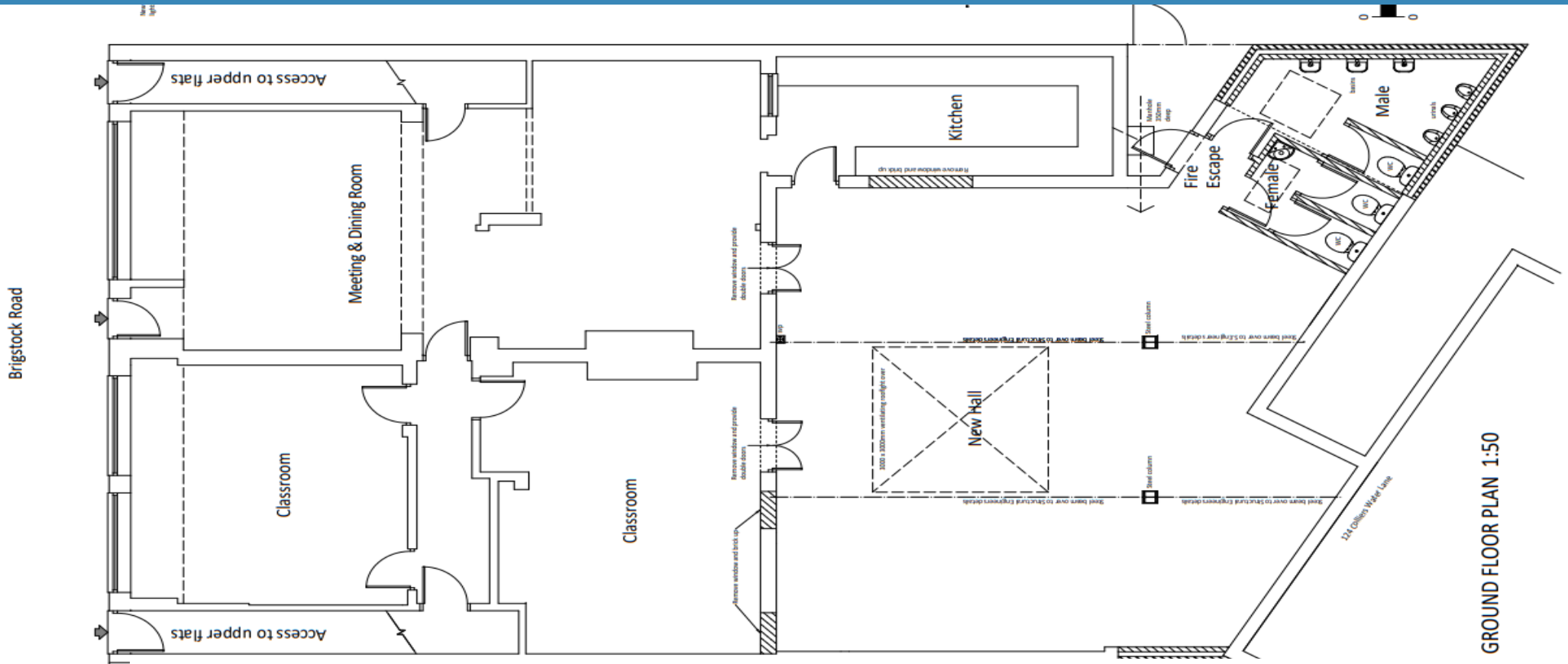

Not to scale, for indicative purposes only

NB Toilets at rear have been refurbished and extended since this plan was prepared. A further room at the rear has also been created

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